

# Retail Space for Lease

2806 - 2844 E PIKES PEAK AVENUE, COLORADO SPRINGS, CO 80909



## Overview

Affordable retail at 2844 E Pikes Peak Ave, Colorado Springs.

Highly visible retail unit on the busy corner of Pikes Peak and Circle.

This unit benefits from high foot traffic and convenient access to major roads. Whether you're looking to expand your business or start a new one, this property provides excellent potential for growth and visibility.






Reach out to Guy Cox today to schedule a viewing or learn more about this unique opportunity!

Unit:	Size:	Lease Rate:
2844	1,486 SF	\$8.00 - \$10.00 SF/YR (+ \$6.50 PSF NNN)

## Highlights

- High Visibility
- High Foot Traffic
- Abundant Parking
- Easy Access

## Property Details

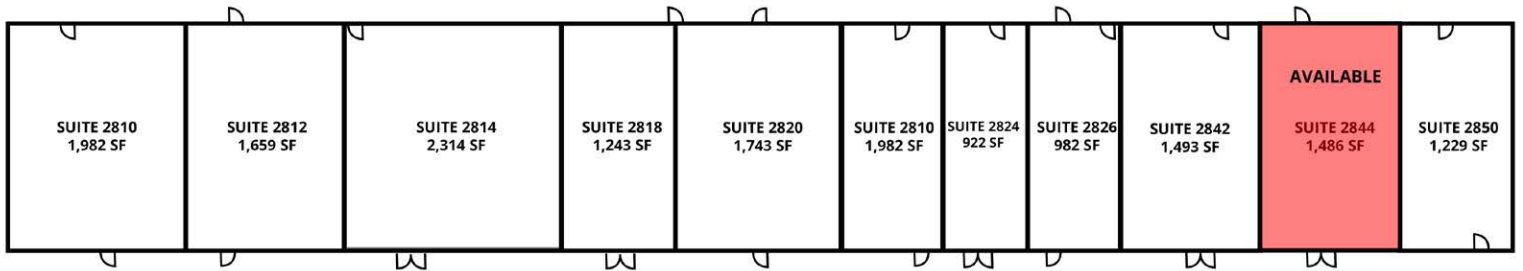
	<b>Lease Rate</b> \$8.00 - 10.00 SF/YR (+ \$6.50 PSF NNN)	
	<b>Space Available</b> 1,486 SF	
		<b>Building Size</b> 16,250 SF
	<b>Lot Size</b> 1.56 Acres	
		<b>Zoning</b> C5

Rev: May 11, 2026



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### Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

**Guy Cox**

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## DEMOGRAPHICS



124,219  
Population



34.9  
Median Age



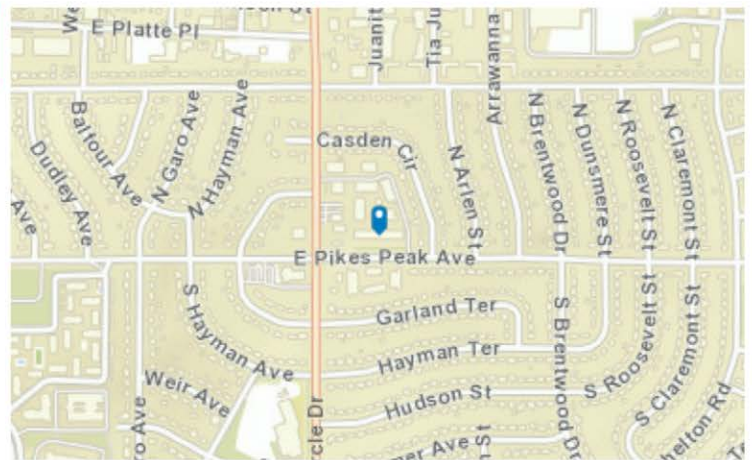
2.3  
Average Household Size



\$58,535  
Median Household Income

## TRAFFIC COUNT

Cross street	VPD	Distance
S Cir Dr	14,457	0.0
N Garland Ave	26,033	0.1
Casden Cir	11,000	0.1
E Pikes Peak Ave	25,900	0.1
E Pikes Peak Ave	196	0.1



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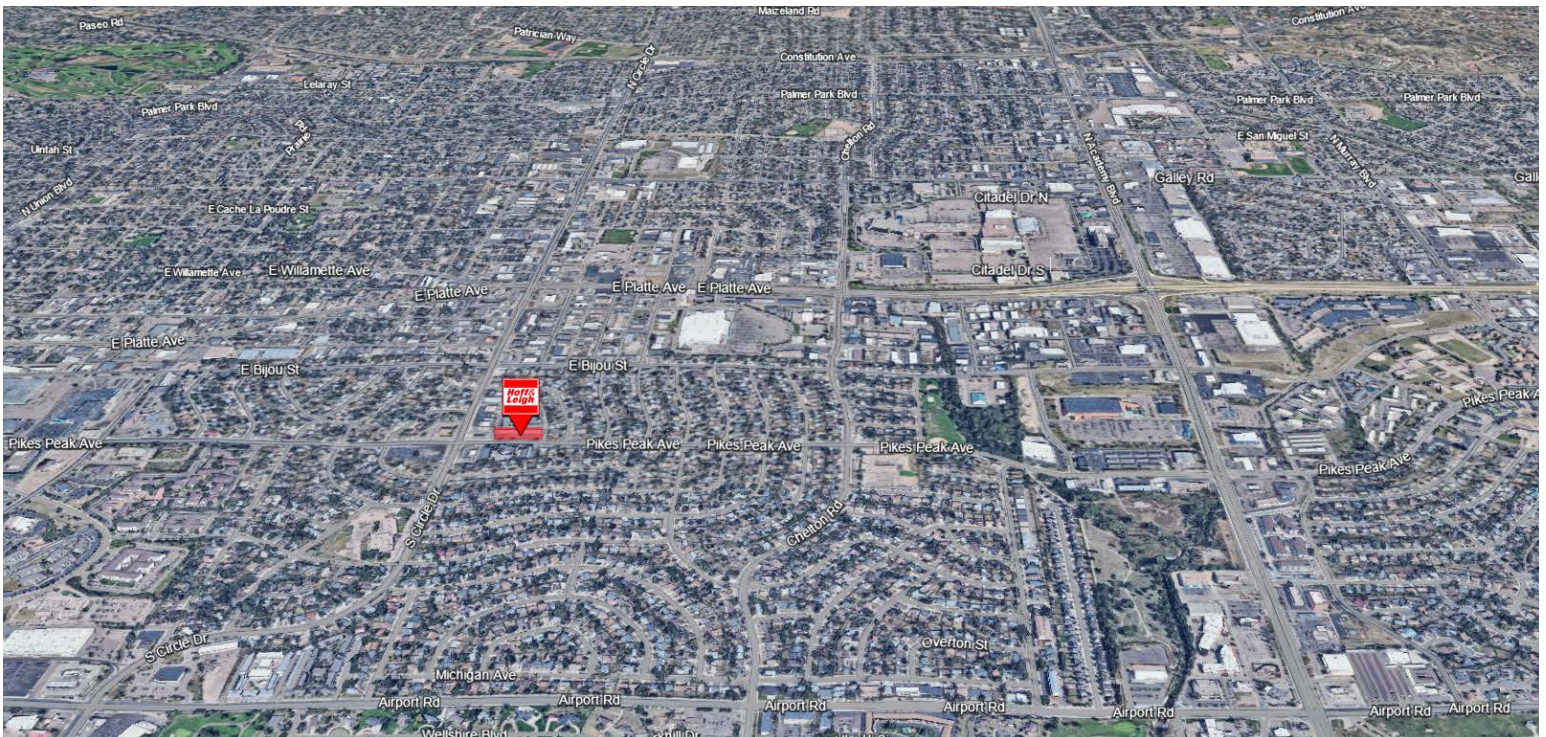
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