

# Retail / Office Building for Sale

1209 - 1211 W COLORADO AVENUE, COLORADO SPRINGS, CO 80904

**PRICE REDUCED!**



## Overview

Now available for sale! Located at 1209-1211 West Colorado Avenue, this 2,120 SF commercial property sits between downtown and Old Colorado City in the heart of the high-demand west side market. This property offers, high traffic counts, unparalleled visibility and branding potential. The fully fenced rear lot offers secure storage or additional parking, while the flexible interior is primed for an owner-occupier looking to operate their business on the west side. Don't miss your chance to secure a strategically positioned, hard-to-find freestanding building in one of Colorado Springs' fastest-growing corridors.

For more information or would like to schedule a private tour, please contact Jayme Wilson or Chris Myers today!

## Highlights

- Prime West Side Location
- High-Traffic Visibility
- Freestanding Building
- Secure Fenced Rear Lot
- Owner-User Friendly
- Flexible Zoning

## Property Details



### Sales Price

\$600,000  
\$590,000



### Building Size

2,120 SF



### Lot Size

0.17 Acres



### Zoning

MX-M

Rev: September 16, 2025

### 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.



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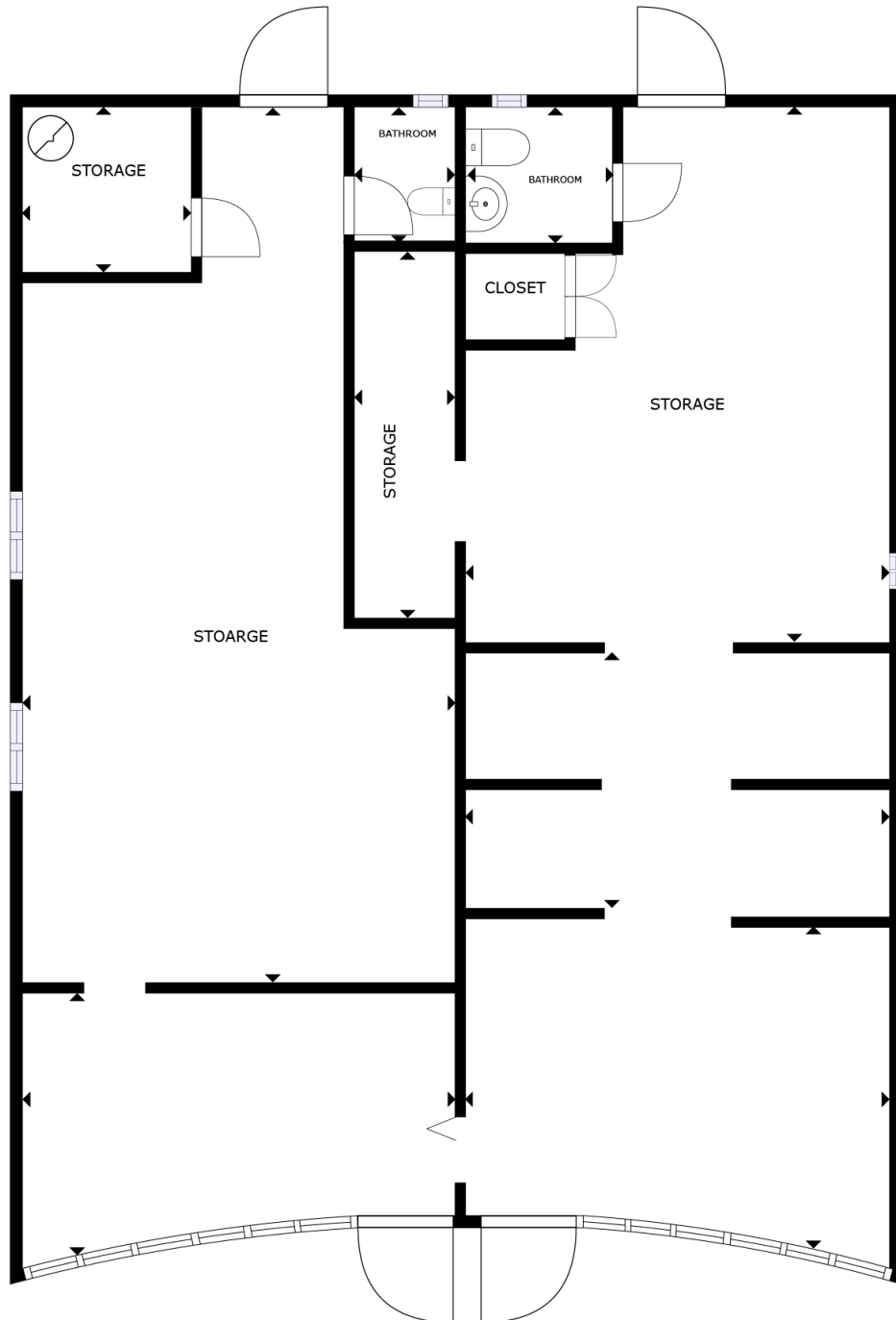
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## FLOOR PLAN



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1209 W Colorado Ave, Colorado Springs, Colorado, 80904

## DEMOGRAPHICS



**76,065**  
Population



**41.1**  
Median Age



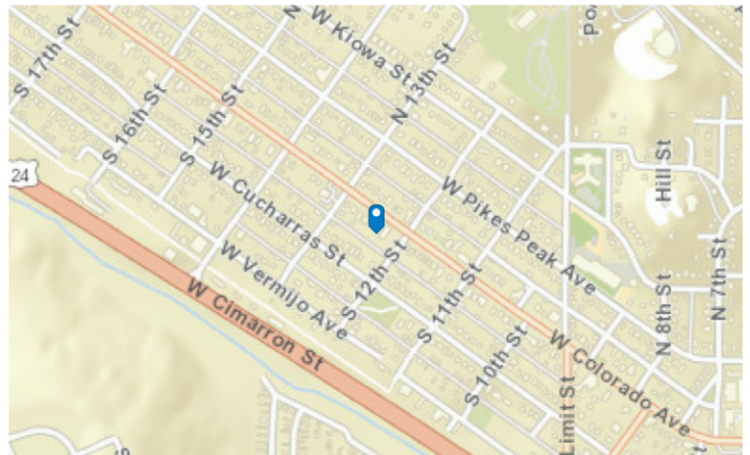
**2.0**  
Average  
Household Size



**\$70,150**  
Median Household  
Income

## TRAFFIC COUNT

Cross street	VPD	Distance
S 14th St	16,654	0.1
S 13th St	681	0.1
S 15th St	15,299	0.2
W Colorado Ave	698	0.2
W Colorado Ave	1,045	0.2



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