

# Retail / Office Building for Sale

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

**PRICE REDUCED — MOTIVATED SELLER!**



## Overview

Now available for sale! 1209-1211 W. Colorado Ave offers 2,120 SF of prime commercial space perfectly positioned between Downtown and Old Colorado City, right in the heart of the high-demand west side market.

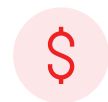
This freestanding building features excellent visibility, strong traffic counts, and unbeatable branding potential along one of the city's busiest corridors. The fully fenced rear lot provides secure storage or additional parking, and the open layout makes it ideal for an owner-user looking to establish or grow their business on the west side.

Opportunities like this don't come around often. For more information or to schedule a private tour, contact Jayme Wilson or Holly Trinidad today.

## Highlights

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

## Property Details



### Sales Price

\$525,000  
**\$495,000**



### Building Size

2,120 SF



### Lot Size

0.17 Acres



### Zoning

MX-M

Rev: May 8, 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.



### Jayme Wilson

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### Holly Trinidad

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## FLOOR PLAN



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## DEMOGRAPHICS



**76,065**  
Population



**41.1**  
Median Age



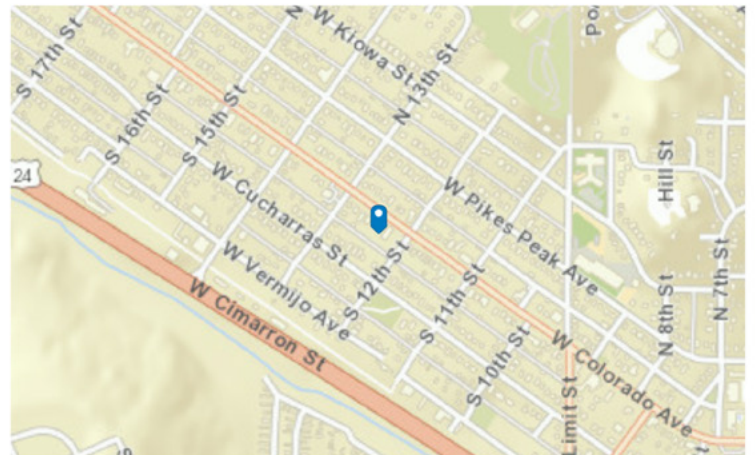
**2.0**  
Average Household Size



**\$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



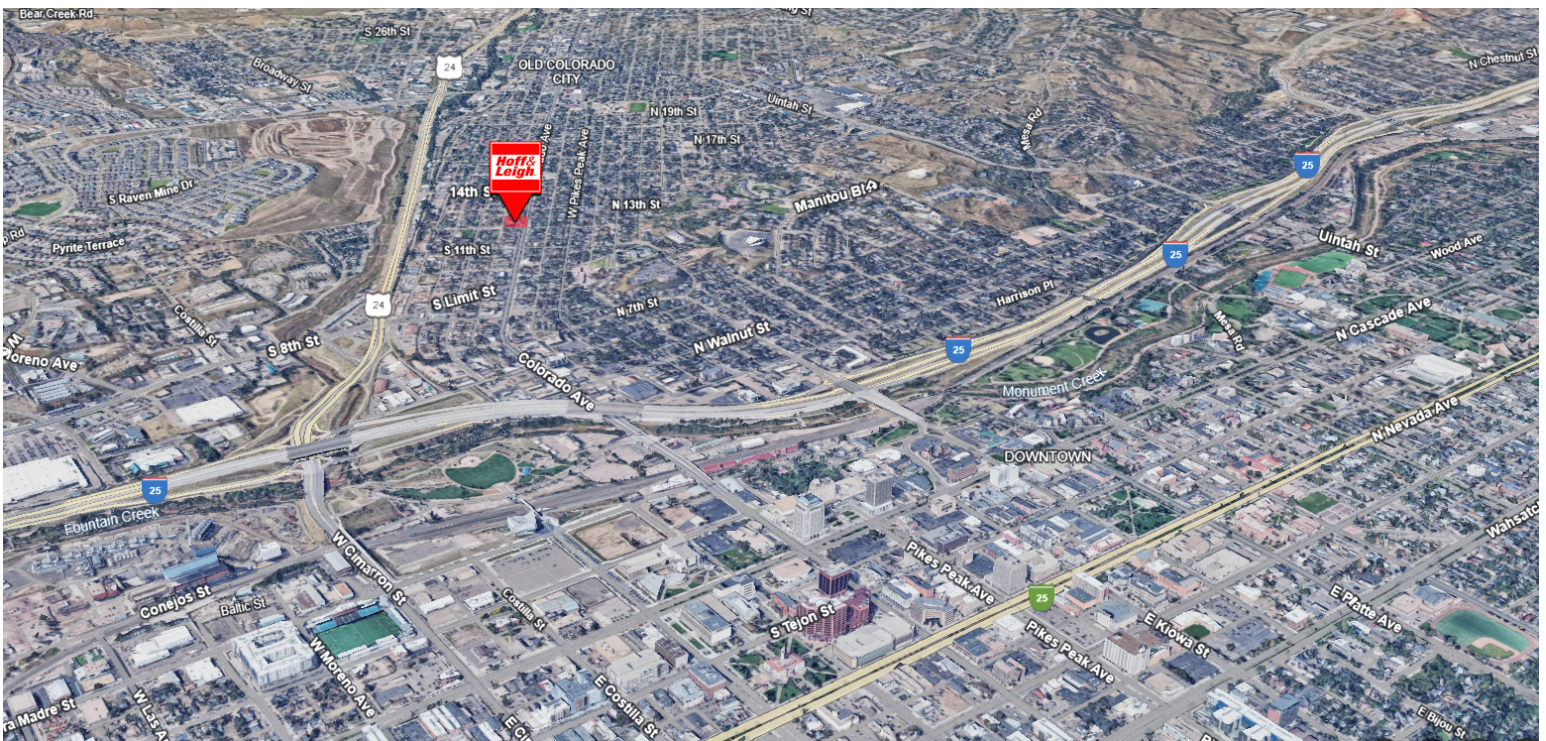
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