

# Retail / Office Space for Lease

2627 W COLORADO AVENUE, COLORADO SPRINGS, CO 80904

**LEASE RATE REDUCED!**



## Overview

This 1,000 SF street-level retail/office suite offers great visibility and character. It's part of a charming 1899 building with a classic brick façade and large glass display windows that flood the interior with natural light. The interior blends historic charm with modern updates, featuring exposed brick, high open ceilings, concrete floors, and an airy layout adaptable to your needs.

Positioned on the prime block of Old Colorado City's main shopping corridor, this space gives your business steady exposure to pedestrian traffic. Neighbors include popular boutiques, galleries, and eateries, creating a lively environment that draws people day and night. The lease is a straightforward \$2,400 per month + utilities (no triple-net fees) – an easy fit for a small boutique, art studio, professional office, or even a cozy café. Customers will appreciate convenient street parking out front and additional parking in nearby lots.

Unit:	Size:	Lease Rate:
100	1,000 SF	\$2,500 / Month (MG)
		\$2,400 / Month (MG)

## Highlights

- 1,000 SF Ground-floor Retail/Office
- \$2,400/ Month + Utilities (no NNN)
- Large Glass Storefront
- Prime West Colorado Avenue location
- Ideal for Retail, Gallery, Office or Café
- Steps from Shops, Galleries & Restaurants

## Property Details



### Lease Rate

\$2,500 / Month (MG)  
\$2,400 / Month (MG)



**Space Available**  
1,000 SF



**Zoning**  
MX-L

Rev: August 11, 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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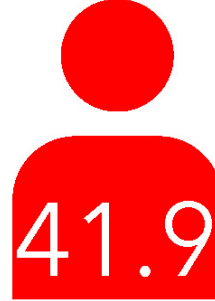
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## DEMOGRAPHICS



56,008  
Population



41.9  
Median Age



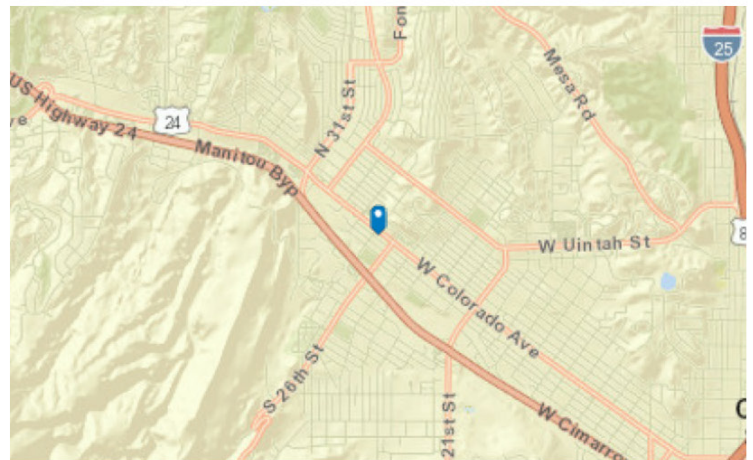
2.0  
Average  
Household Size



\$75,253  
Median Household  
Income

## TRAFFIC COUNT

Cross street	VPD	Distance
W Colorado Ave	653	0.0
S 27th St	12,977	0.0
S 28th St	12,705	0.1
W Vermijo Ave	4,496	0.1
S 25th St	15,478	0.2



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