

# Prime Retail / Office Property in OCC for Lease

2628-2648 W COLORADO AVENUE, COLORADO SPRINGS, COLORADO 80904



## Overview

Rare retail opportunity located on West Colorado Avenue in the center of Old Colorado City. This property offers excellent visibility along one of the most heavily traveled retail corridors in Colorado Springs. With a strong mix of boutique shops, restaurants, and galleries surrounding the site, the area attracts consistent foot traffic from both locals and visitors year-round. You don't want to miss this opportunity.

Please contact Jayme Wilson today for additional information or to schedule a tour. 719-722-8632

Unit:	Size:	Lease Rate:
2636	900 SF	\$19.00 SF/YR + (\$5.27 /SF NNN) = \$1,820.25 /Month + Utilities

## Highlights

- Excellent Frontage on W. Colorado Avenue
- High Foot Traffic from Both Locals and Tourists
- Flexible Zoning for a Variety of Uses
- Ample Parking
- In the Heart of Old Colorado City

## Property Details



**Lease Rate**  
\$19.00 SF/YR



**Space Available**  
900 SF



**Lot Size**  
0.33 Acres



**Building Size**  
5,950 SF



**Zoning**  
MX-L

Rev: October 9, 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.



**Jayme Wilson**  
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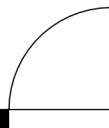
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## Floor Plan



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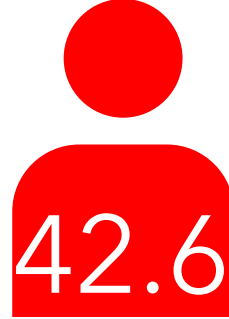
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2648 W Colorado Ave, Colorado Springs, Colorado, 80904

## DEMOGRAPHICS



57,749  
Population



42.6  
Median Age



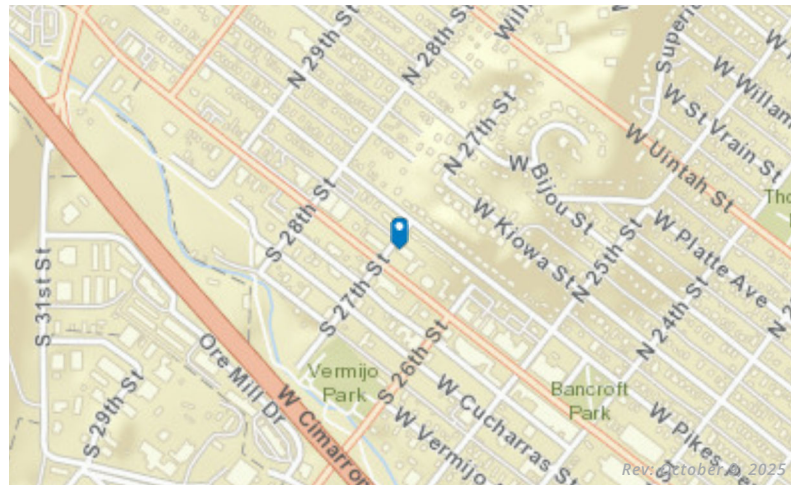
2.0  
Average  
Household Size



\$76,526  
Median Household  
Income

## TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
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	0.2
S 29th St	12,074	0.2

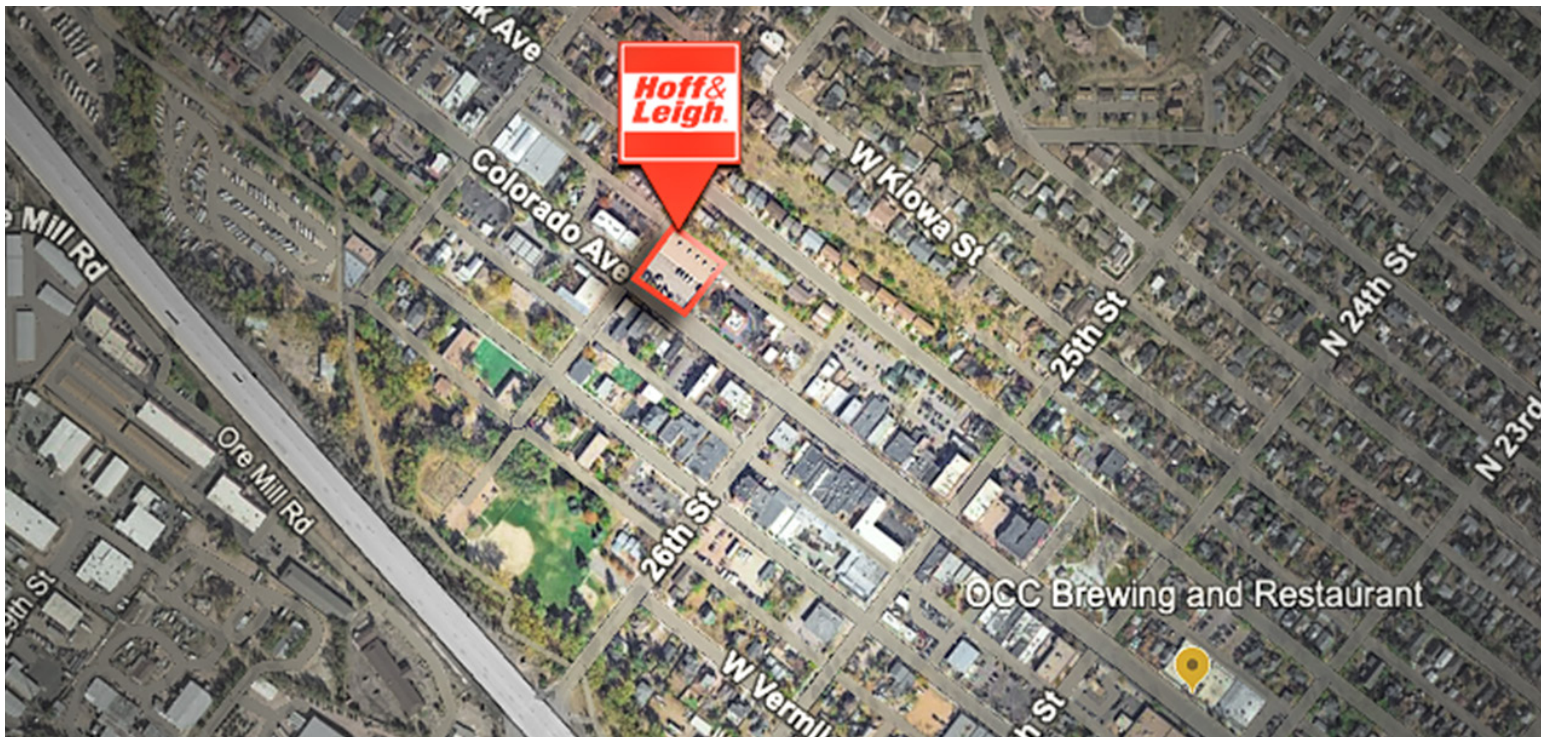
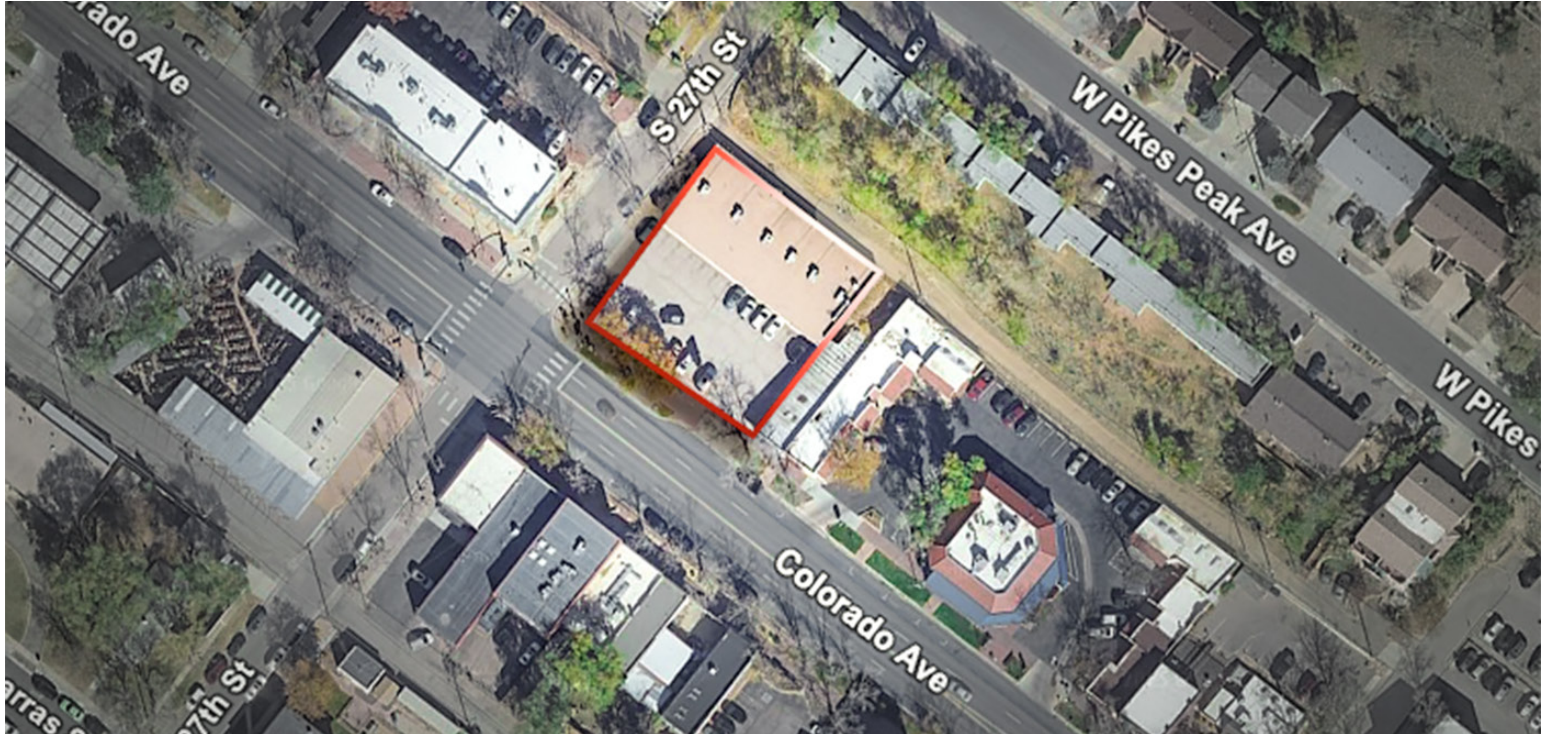






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