



RETAIL/CREATIVE SPACE AVAILABLE IN THE LINCOLN CENTER

2727 N CASCADE AVE



GREAT TENANT SYNERGY

- One of the most exciting adaptive reuse projects in Colorado just north of Downtown Colorado Springs
 - Home to Goat Patch Brewing Company, Nacho Matrix, Building Three Coffee, Lincoln St. Barbers, Nightingale Bread and many more!
 - 2025 renovations completed including new landscaping, open-parking EV charging stations in the parking lot, and common area finishes.
 - Total 2,600 SF Divisible to (2) 1,300 SF Spaces
- | | |
|------------------|----------------------|
| Zoning: | PUD |
| Year Built: | 1948 |
| Year Renovated: | 2025 |
| Parking Ratio: | 2.22/1,000 SF |
| Building Size: | 39,842 SF |
| Site Size: | 3.04 AC |
| Available Space: | 2,600 SF (Divisible) |
| Lease Rate: | \$17.00/SF/NNN |
| NNN Expenses: | \$9.20/SF |

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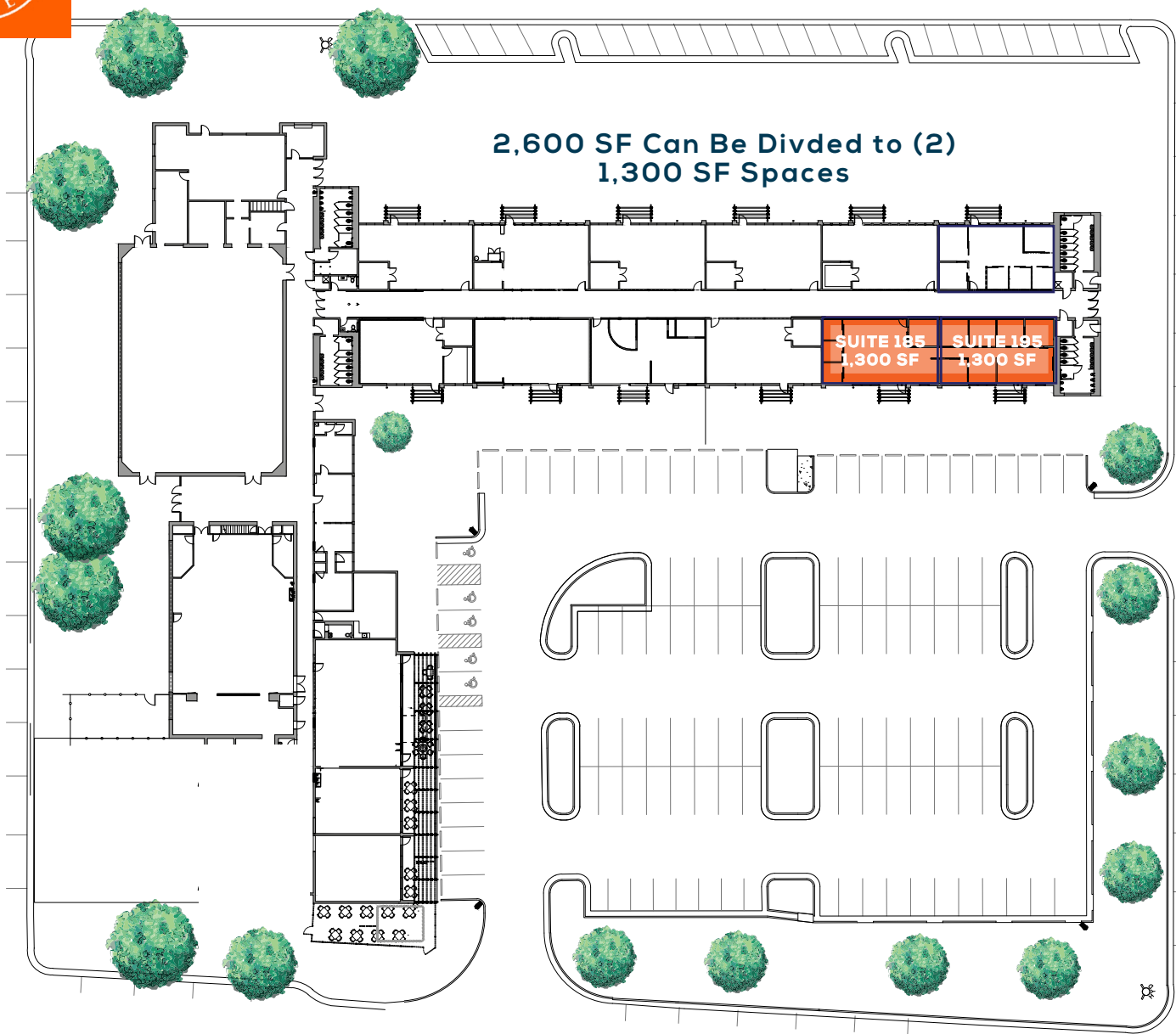


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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2028 Projection	11,533	84,837	250,126
2023 Population	11,391	83,885	246,275
Growth 2023-2028	0.3%	0.2%	0.3%
Growth 2010-2023	0.4%	0.4%	0.6%
Average Household Size	2	2	2.2
Median Age	40.9	39.4	37.9
HOUSEHOLD INCOME			
2023 Average	\$72,603	\$78,366	\$80,026
HOUSING			
Median Home Value	\$252,165	\$315,842	\$318,026
Median Year Built	1959	1962	1974

