

# GROUND LEVEL RETAIL SPACE FOR LEASE

## (MORENO PLAZA PHASE I)

**AVAILABLE NOW!**



SEC Moreno Ave &  
S Sierra Madre St  
Colorado Springs, CO 80903



### UNIQUE REVENUE BENEFITS

- Switchback Game Days, Concerts & Events
- 3 Phase Multifamily Development Right off of I-25 / Hwy 24
- ±400 Adjacent Apartments in Phase I
- 1,181 Total Adjacent Apartments Upon Phase III Completion
- Pedestrian Mall, Unique Retail Environment
- Tenant Incentives
- Buildout Packages
- Gateway to Downtown Colorado Springs



James E. Spittler, Jr. SIOR | **Principal**

📞 719.332.6528  
✉ spittler@highlandcommercial.com



Jordin Egan | **Senior Broker**

📞 719.200.9328  
✉ jordin@highlandcommercial.com



Darek Bartol | **Senior Broker**

📞 727.631.2554  
✉ bartol@highlandcommercial.com

**1,181 TOTAL UNITS AT COMPLETION**



**IDEAL USERS**

- Ice Cream Shop
- Family Restaurant
- Cocktail / Wine Bar
- Breakfast Restaurant
- Retail Users

**AVAILABLE SQFT**

**2,381** SqFt  
(One Unit)

**RATE**

**\$35** /SqFt

**NNN Charges**

**\$12** (2026 est.)

**TRAFFIC COUNTS**

- I-25 & HWY 24:  
47,038 VPD
- S Sierra Madre St & W Cimarron St:  
2,699 VPD
- W Cimarron St & W Sahwatch St:  
16,021 VPD
- Cimarron St & W Sahwatch St:  
16,030 VPD



**NAL Highland**

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