

KITCHEN SPACE FOR SUBLEASE

Garden of the Gods Plaza

1025A GARDEN OF THE GODS RD., COLORADO SPRINGS, CO 80907



Property Information

SHOPPING CENTER SIZE	96,347 SF	
LAND AREA:	8.67 AC	
AVAILABLE SPACE:	Suite 1025A	1,181 SF
LEASE RATE:	\$2,000 / Mo. Gross	
SUBLEASE EXPIRATION:	May 31, 2032	
PARKING RATIO:	3.43:1,000 SF	
CEILING HEIGHT:	12'	

- In shell condition, with the necessary utility infrastructure for a ghost or commissary kitchen.
- Located at a signalized intersection.
- Convenient location on Garden of the Gods Rd., providing easy access to I-25 and major thoroughfares.

Demographics (2024)

Radius - Miles	1 MILE	3 MILES	5 MILES
2024 Est. Population	7,062	64,471	177,580
2024 Est. HHs	3,137	28,681	78,874
2024 Est. Avg. HH Income	\$102,952	\$116,570	\$107,001

Drive Time - Minutes	5 MIN	10 MIN	15 MIN
2024 Est. Population	12,713	94,354	318,178
2024 Est. HHs	5,714	42,732	135,541
2024 Est. Avg. HH Income	\$97,723	\$106,059	\$109,453

Traffic Counts (ADT 2022)	
W Garden of the Gods Rd at Forge Rd E	43,982 VPD
Garden of the Gods Rd at N Chestnut St W	52,041 VPD

JEREMY SHIRLEY | Broker
jeremys@oliverreg.com
C: 719-244-5182

MIKE SCRUGGS | Broker
mscruggs@oliverreg.com
C: 719-510-5795

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FLOOR PLAN

1025A GARDEN OF THE GODS
1,181 SF AVAILABLE

