















Walgreens











AVAILABLE	1,280 – 2,667SF
LEASE RATE	\$15 - \$20 PSF
NNN	\$3.95 PSF
ZONING	C-5
GLA	73.423 SF



Colorado Springs, Colorado 80906

- 1801-1877 S Nevada Ave Colorado Springs, CO 80906
- Anchored by Walgreens, Tuesday Morning, & Advance **Auto Parts**
- **Excellent Visibility &** Exposure on S Nevada Ave
- Strong Demographics & **Traffic Counts**

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1803 - China Kitchen

1805 - Smoker Friendly

1809 - Rent-A-Center

1815 - Sherwin-Williams

1817 - I Love Pho Restaurant

1821 - H&R Block

1823 - Dominos Pizza

1833 - Tuesday Morning

1835 - Any Lab Test Now

1837 - PakMail

1839 - California Nails

1841 - Cheyenne Mountain Charter 1863 - Available (Turn-Key Salon Academy

1847 - Available (1,412 SF) \$18

1849 - Eyebrow Threading

1855 - Southern Cross Dental

1855 - Walgreens

1859 - One Hour Cleaners

1861 - Sushi Ring

1,280 SF) \$20

1865 - La Vida Massage

(2,667SF) \$20

1873 - Berges Jewelry

1875 - Once Upon A Child

1877 - Dollar Tree

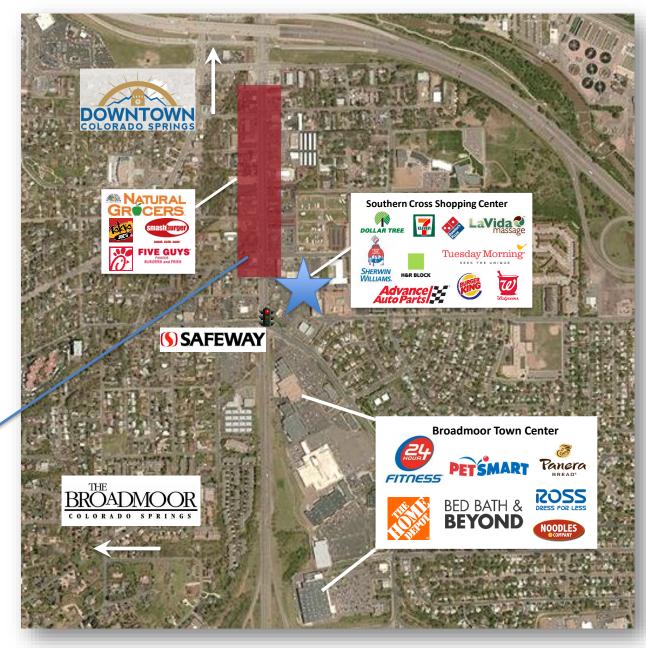
1895 - Burger King

1899 - Rancho Alegre

217 - Standalone Bldg Available (2,434 SF) \$15

- Less than 2 minutes drive time to I-25, 3 minutes to Downtown
- Easy Access- Ingress / Egress
- Signalized Intersection
- Less than 5 Minutes to the Broadmoor Hotel
- Adjacent to Southwest Power Center: Broadmoor Town Center
- Draws customers from the neighborhoods of Broadmoor, Ivywild, Downtown, Fort Carson and many others.
- Urban Renewal Area- Site of new Hotel, Apartments and more





Demographics (2019)

	1 - Mile	3 - Mile	5 - Mile
Total Population	11,917	89,756	221,572
Total Households	5,744	40,206	92,403
Average HH Income	\$53,765	\$69,068	\$66,766

Traffic Counts	Vehicles Per Day
S. Nevada (N/S)	72,752
Southgate / E Cheyenne Rd	45,800
S. Nevada / I-25	114,000