

Retail Space For Lease

Academy Plaza

1701-1899 S Academy Blvd
Colorado Springs, CO 80916



13540 Northgate Estates Dr, STE 110, Colorado Springs, CO 80921
o: 719.309.3900 | www.kcreadvisors.com



PROPERTY OVERVIEW

PROPERTY SUMMARY

1701-1899 S Academy Blvd, Colorado Springs, CO is part of Academy Plaza, a large mixed-use commercial center offering both retail and industrial space in a high-traffic corridor.

- Asphalt Improvements (2023/2024)
- Landscaping Improvements (2025)
- Signage Improvements slated for Q4 2025

This property is ideal for retailers and restaurant users seeking flexible space in a well-trafficked, centrally located area.



AVAILABLE SPACE

AVAILABLE SPACE	SQUARE FOOTAGE	LEASE RATE
• 1701	10,002 SF	\$13.00 PSF
• 1839	2,072 SF	\$16.00 PSF
• 1879	2,411 SF	\$16.00 PSF
• 1887	2,788 SF	\$16.00 PSF
• 1889 (End Cap)	5,070 SF	\$18.00 PSF
• PAD SITE	1.25 AC	CONTACT BROKER

OPERATING EXPENSES

\$6.14 PSF (EST. 2025)

YEAR BUILT

1985

ZONING

MX-M UV CU AO



Little Caesars



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SITE MAP



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SUITE 1701



10,002 SF | \$13.00 PSF



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AVAILABLE SPACE



SUITE 1839
2,072 SF
\$16.00 PSF



SUITE 1879
2,411 SF
\$16.00 PSF



SUITE 1887
2,788 SF
\$16.00 PSF



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SUITE 1889 (END CAP)



5,070 SF | \$18.00 PSF



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SHOPPING CENTER PHOTOS



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DEMOGRAPHICS



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	1 Mile	3 Miles	5 Miles
2024 POPULATION	21,370	100,420	231,646
HOUSEHOLDS	8,214	38,313	91,239
AVE HH INCOME	\$61,533	\$64,548	\$76,063

COMBINED TRAFFIC COUNTS

S Academy Blvd	el Morro Rd S	39,368	VPD 2025
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Source: CoStar



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