

SHOPPING CENTER/FLEX WAREHOUSE FOR LEASE

Garden of the Gods Plaza

975-1045 GARDEN OF THE GODS RD., COLORADO SPRINGS, CO 80907



Property Information

SHOPPING CENTER SIZE	96,347 SF
LAND AREA:	8.67 AC
AVAILABLE SPACE:	919 SF - 2,614 SF
LEASE RATE:	\$12.00 to \$14.00 SF NNN
NNN EXPENSES (2023 Est.):	\$5.35/SF
TENANT FINISH:	Negotiable
PARKING RATIO:	3.43:1,000 SF
CEILING HEIGHT:	12'
OVERHEAD DOORS:	10'x10'

Demographics (2023)

Radius - Miles			
	1 MILE	3 MILES	5 MILES
2024 Est. Population	7,217	63,404	180,475
2024 Est. HHs	3,247	28,193	80,361
2024 Est. Avg. HH Income	\$95,139	\$98,340	\$87,624

Traffic Counts (ADT 2023)	
Garden of the Gods Rd (W) at Forge Rd (E)	43,982 VPD
Garden of the Gods Rd (W) at Forge Rd (W)	45,301 VPD

Projected Demographics (2028)			
	1 MILE	3 MILES	5 MILES
2028 Proj. Population	7,324	64,483	183,012
2028 Proj. HHs	3,299	28,725	81,642

Property Description

- Pylon Signage available with visibility from Garden of the Gods Road
- Located at a signalized intersection
- Flex Suites available with Warehouse + Overhead Doors

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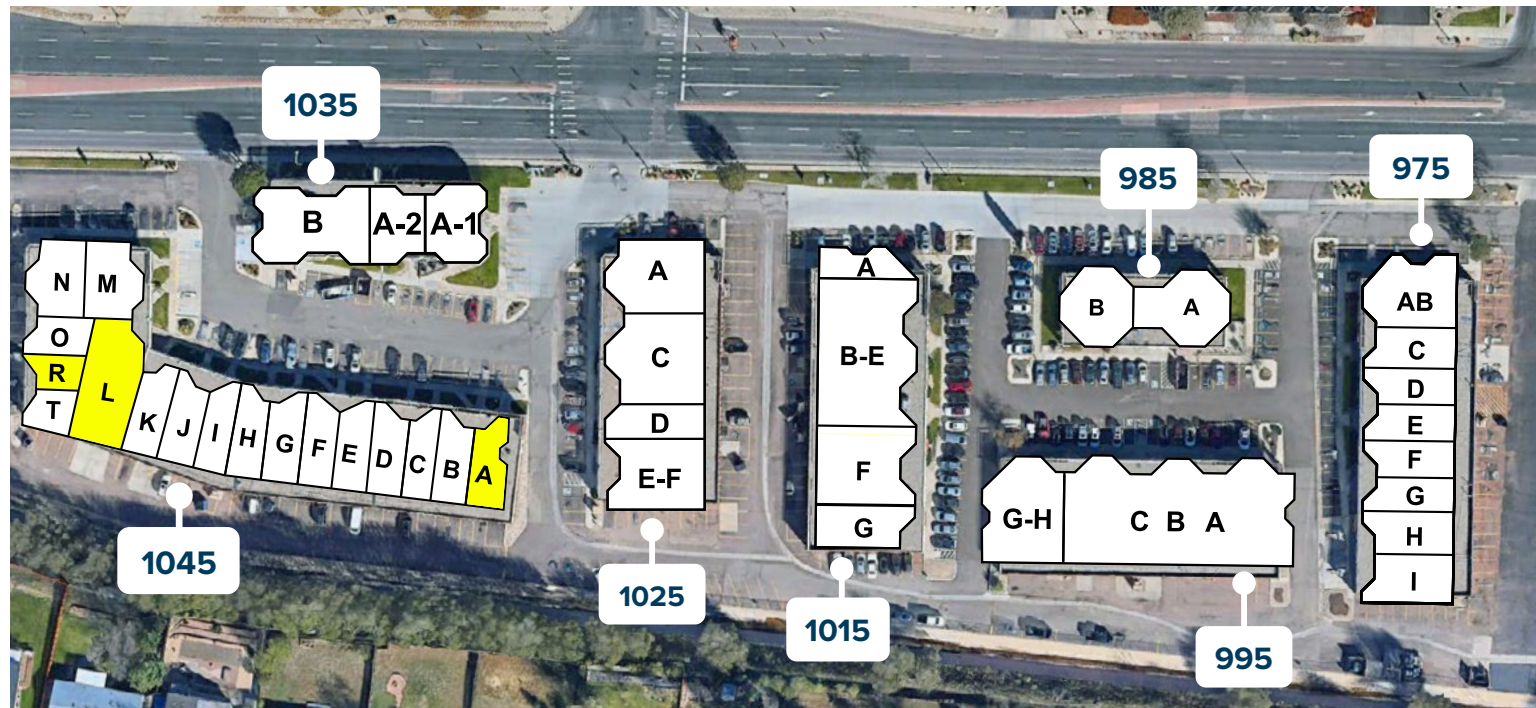
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Current Listings

975 Building		
AB	A Total New You Salon	3,557 SF
C	Celebration Metaphysical	2,184 SF
D	Consign & Design	1,808 SF
E-D	Well Life	3,608 SF
G	Kairos Flooring	1,804 SF
H	Celtic Steps	1,831 SF
I	Anthem Music	1,865 SF
985 Building		
A	Molica's Market	3,034 SF
B	Molica's Market	1,444 SF
995 Building		
A-C	Interiors/Exteriors	10,717.5 SF
G & H	Interiors/Exteriors	3,572.5 SF
1015 Building		
A	Adventure Learning Center	1,715 SF
B-E	Adventure Learning Center	6,632 SF
F	Funny Fashion	3,946 SF
G	(Front) Happy Paws	800 SF
G	Funny Fashions	1,361 SF
1025 Building		
A	Ola Juice Bar	3,282 SF
C	CorePower Yoga	3,542 SF
D	The VR Arcade USA	1,766 SF
E-F	Ewe & Me	4,225 SF

1035 Building		
A-1	Jimmy Johns	1,615 SF
A-2	INTEGRITY Urgent Care	1,457 SF
B	INTEGRITY Urgent Care	3,071 SF
1045 Building		
A	AVAILABLE	1,675 SF
B	La Dulce	1,624 SF
C	LifePonic Solutions	1,616 SF
D	Colorado Cardio and Fitness	1,648 SF
E	Anomalink Arts Center	1,616 SF
F	Infinity Personal Training and Fitness	1,641 SF
G	Gemini Medical	1,608 SF
H	AT&T	1,629 SF
I	Cosmo's Magic Theater	2,211 SF
J	Camino Massage	1,585 SF
K	Painting With a Twist	1,711 SF
L	AVAILABLE	2,614 SF
M	Kissing Camels Chiropractic	1,620 SF
N	Mountain Shadows Family Dentistry	1,786 SF
O	Cutting Educators	890 SF
R	AVAILABLE	919 SF
T	Joe Haddad	1,131 SF



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