

# Retail / Office Space for Lease

1800 COLORADO BOULEVARD, IDAHO SPRINGS, CO 80452



[Click Unit # to Explore Virtual Tour](#)



## Overview

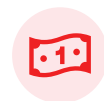
Hoff & Leigh is pleased to bring to market multiple retail/office spaces located in Idaho Springs in the Gold Rush Center. Unit #10 is available with 713 SF. Call Hoff & Leigh today to get more information on the units.

| Unit #:                         | Available Space: | Lease Rate:                 |
|---------------------------------|------------------|-----------------------------|
| <a href="#">10 Virtual Tour</a> | 713 SF           | \$1,300/Month (+ Utilities) |

## Highlights

- Idaho Springs Retail/Office
- Recently Renovated
- On-Site Parking
- ADA Restroom
- Multiple Uses Allowed

## Property Details



**Lease Rate**  
\$21.88 SF/YR ( + Utilities)



**Space Available**  
713 SF



**Building Size**  
10,345 SF



**Lot Size**  
0.89 Acres

## Zoning Information

Rev: July 29, 2025

### Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



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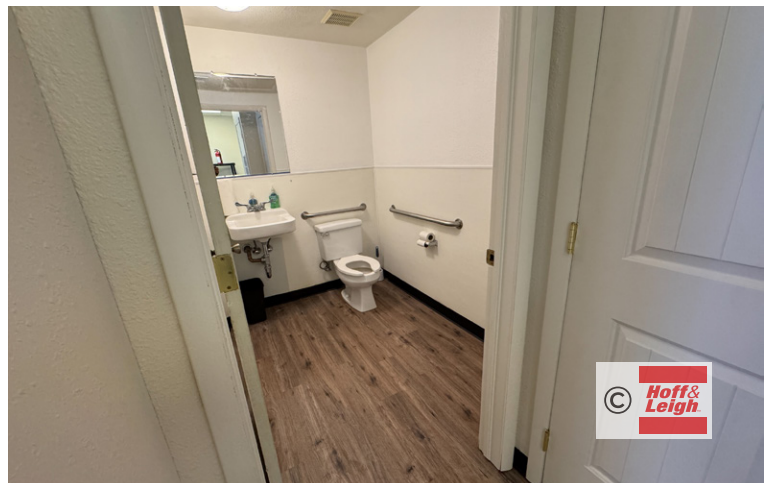
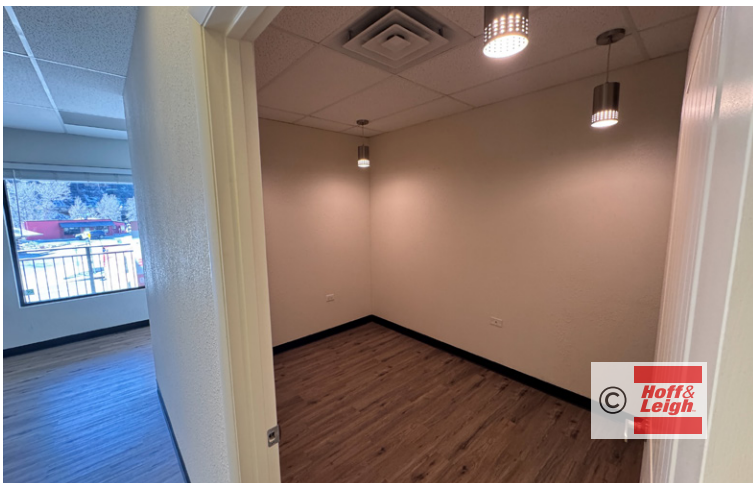
**Katie Martineau**  
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## Unit #10



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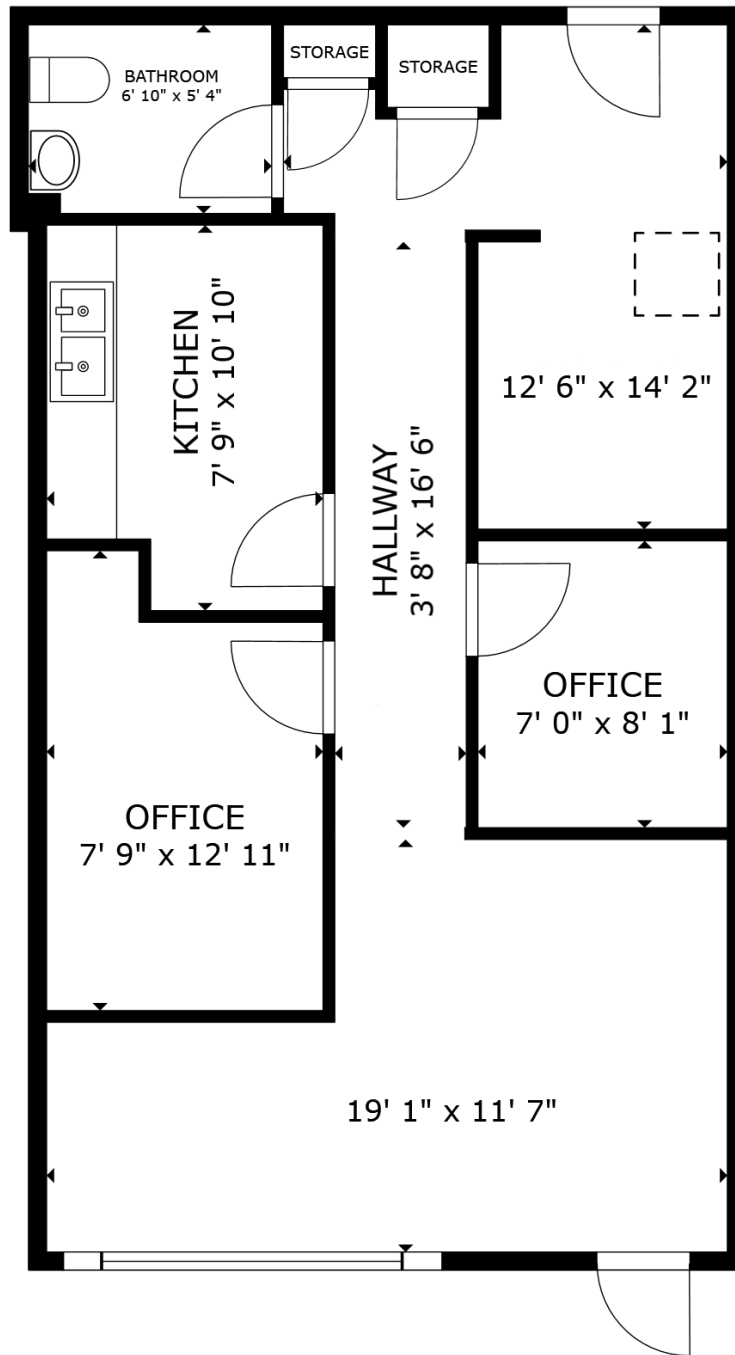
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FLOOR PLAN

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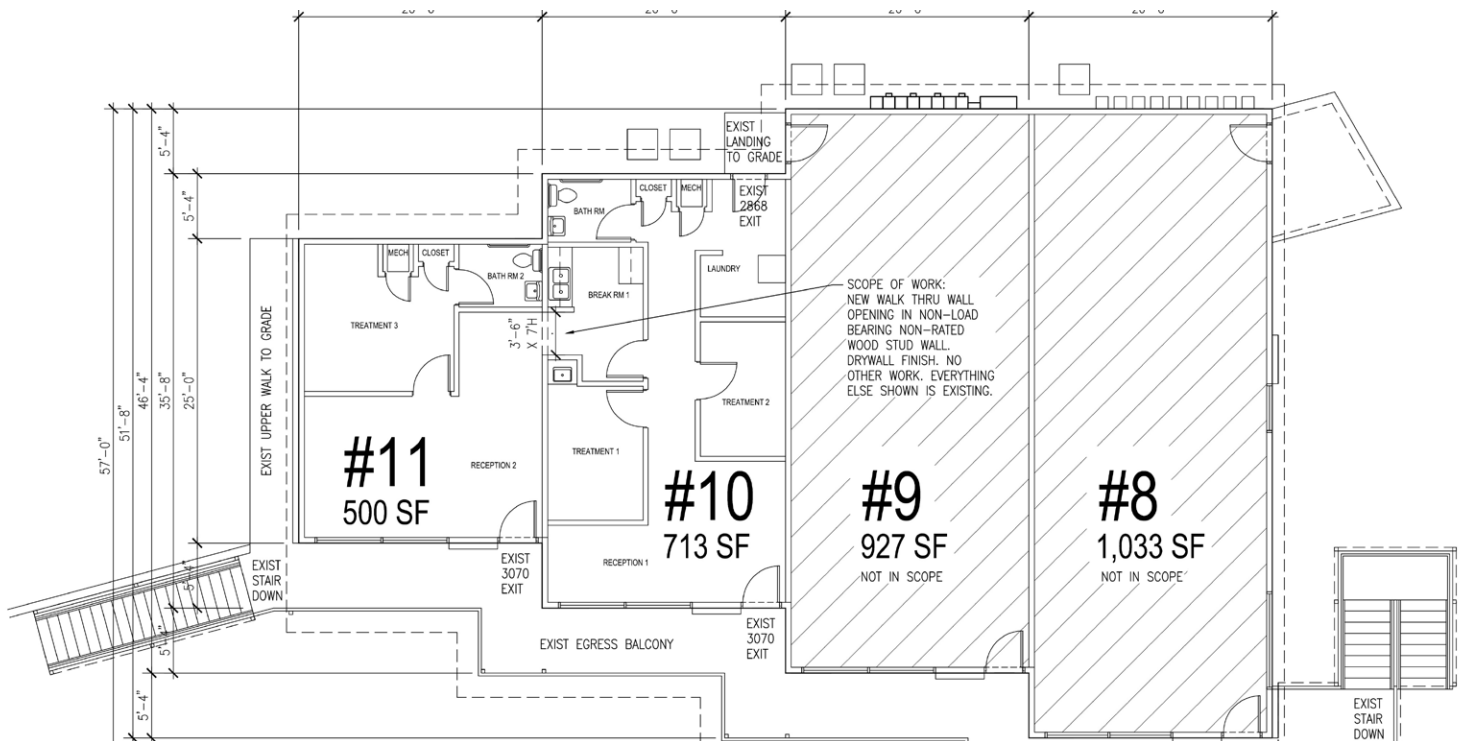
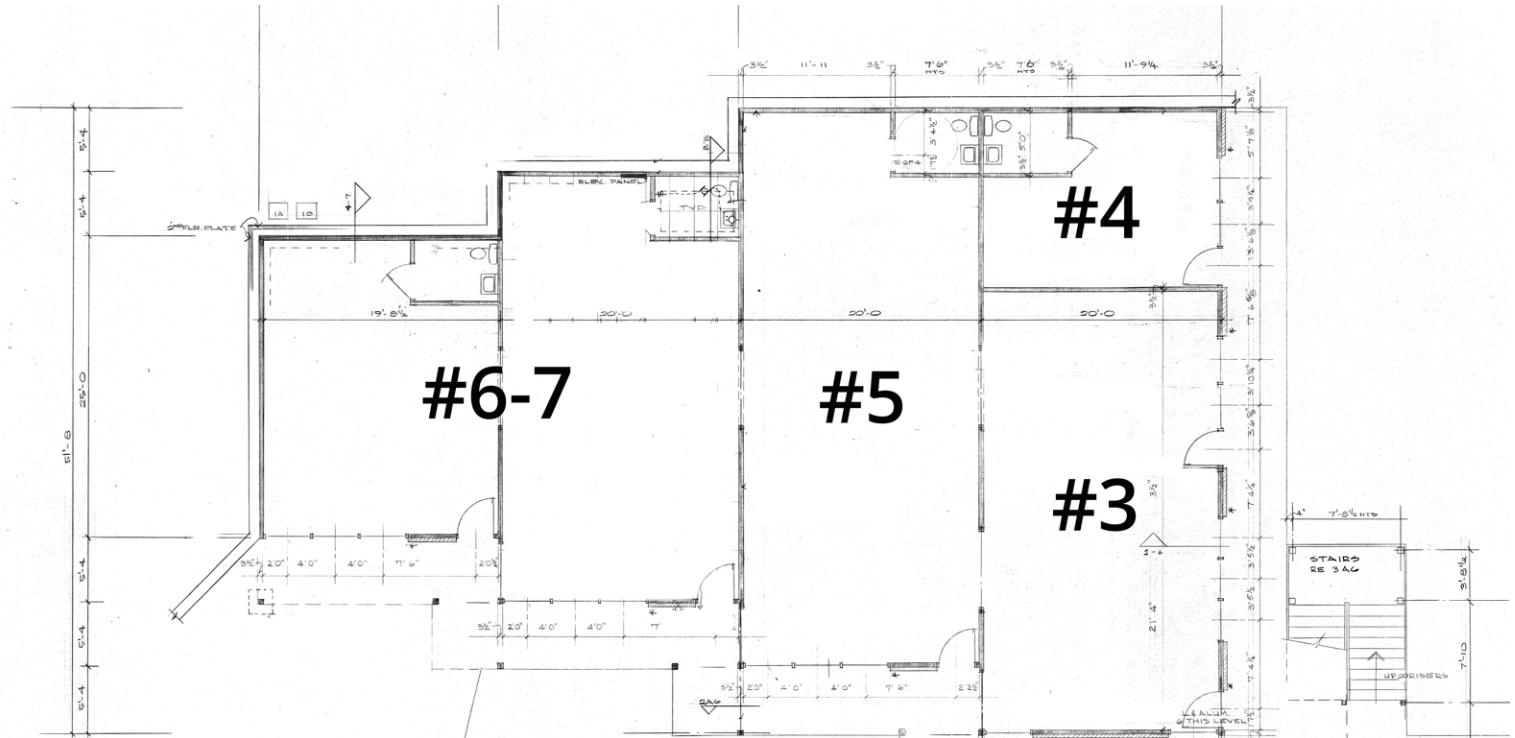
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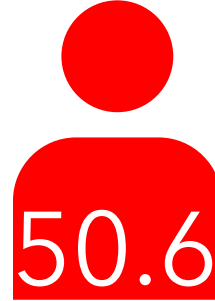
1800 Colorado Blvd, Idaho Springs, Colorado, 80452

## DEMOGRAPHICS



2,212

Population



Median Age



Average  
Household Size

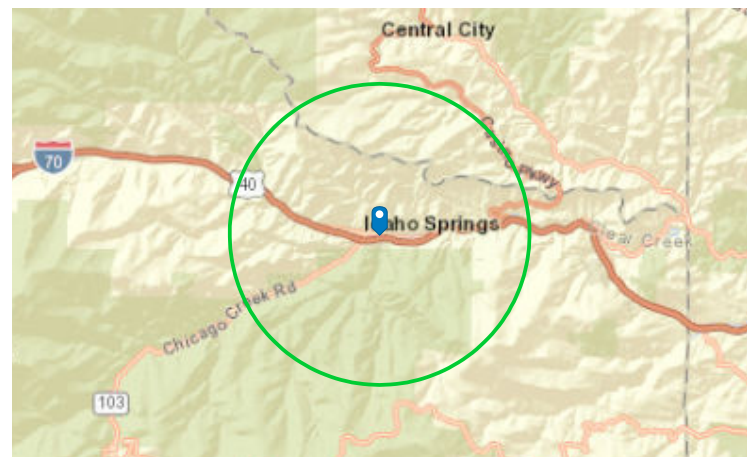


\$60,742

Median Household  
Income

## TRAFFIC COUNT

| Cross street  | Traffic 1 | Distance |
|---------------|-----------|----------|
| Soda Creek Rd | 36,000    | 0.1      |
| Soda Creek Rd | 38,670    | 0.1      |
| 15th Ave      | 52,784    | 0.2      |
| Pine Slope Rd | 1,200     | 0.2      |
| 13th Ave      | 3,600     | 0.3      |



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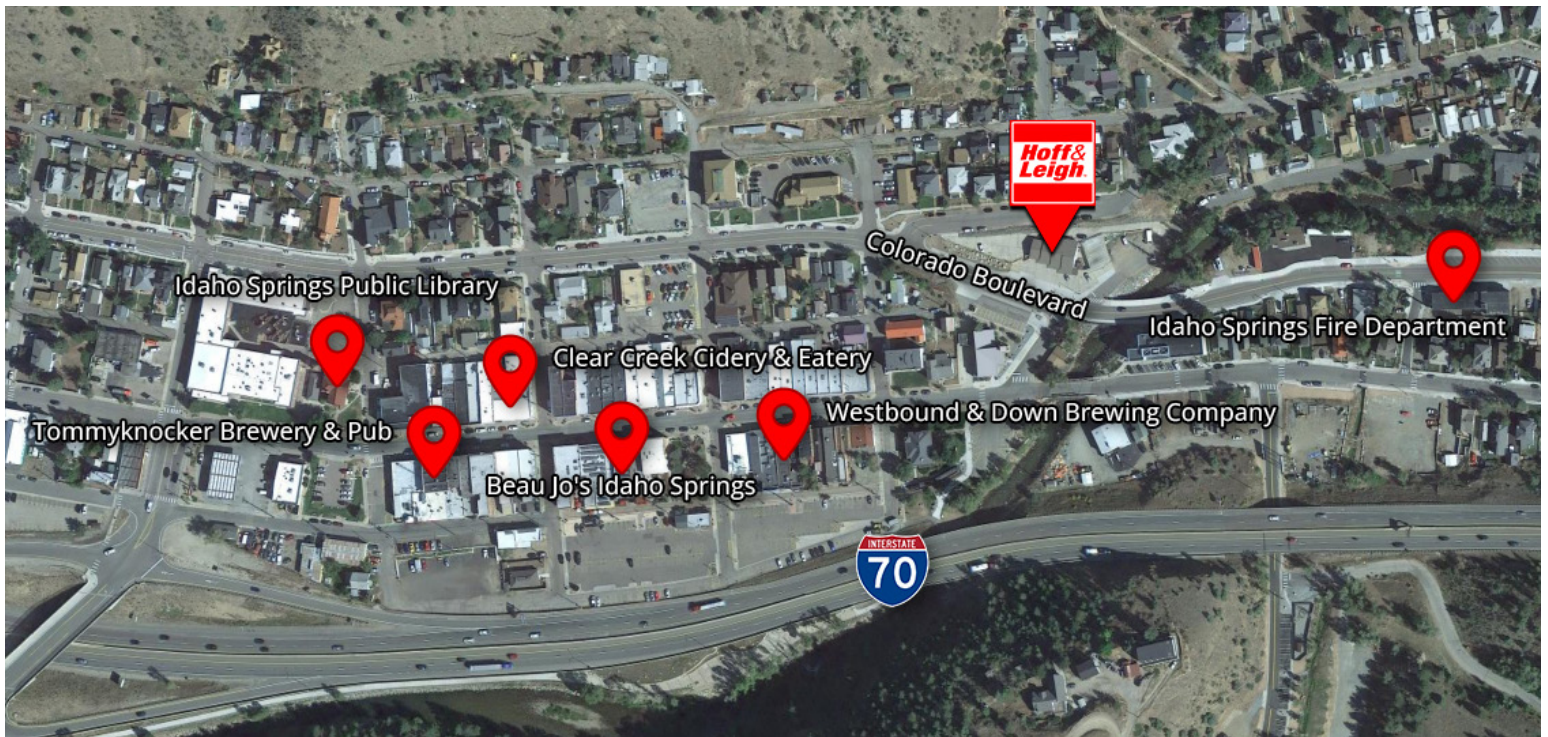
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