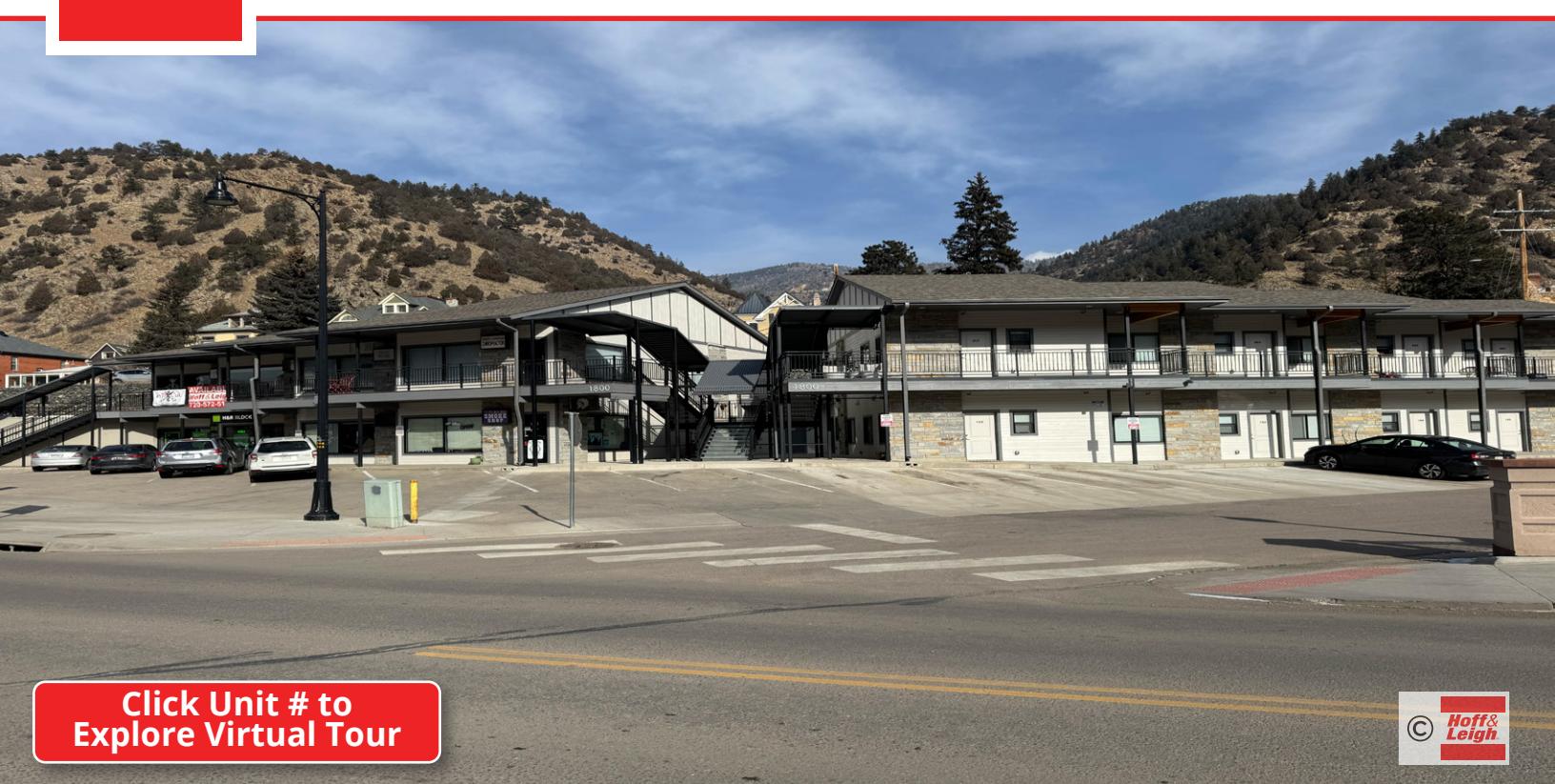


# Retail / Office Space for Lease

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

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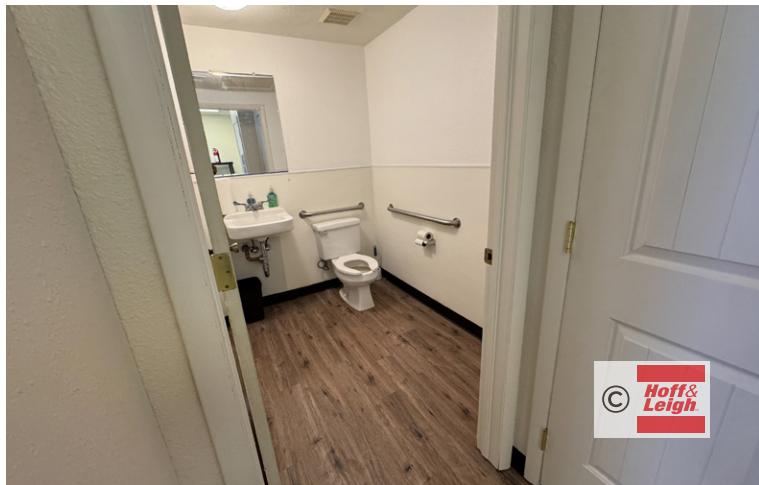
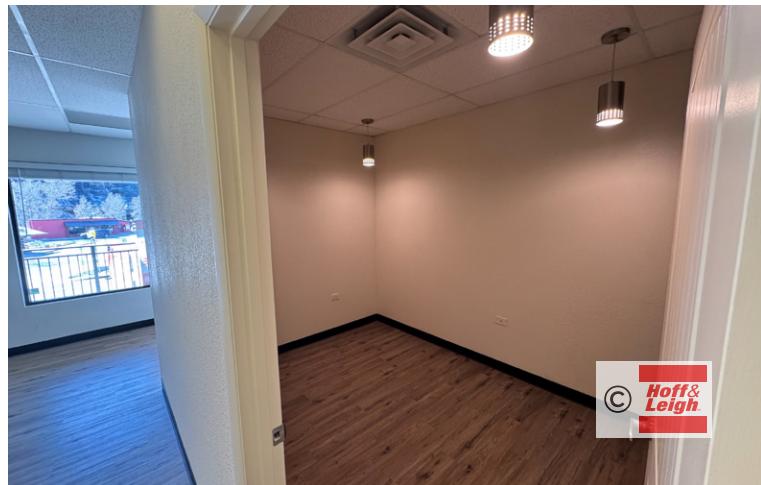
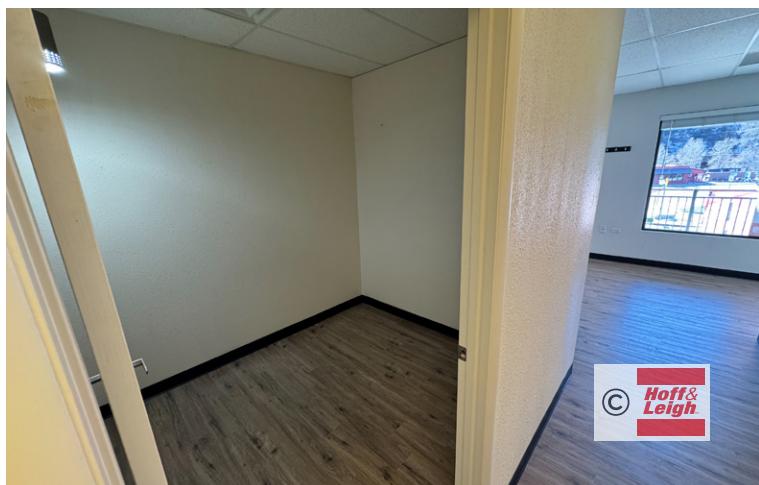
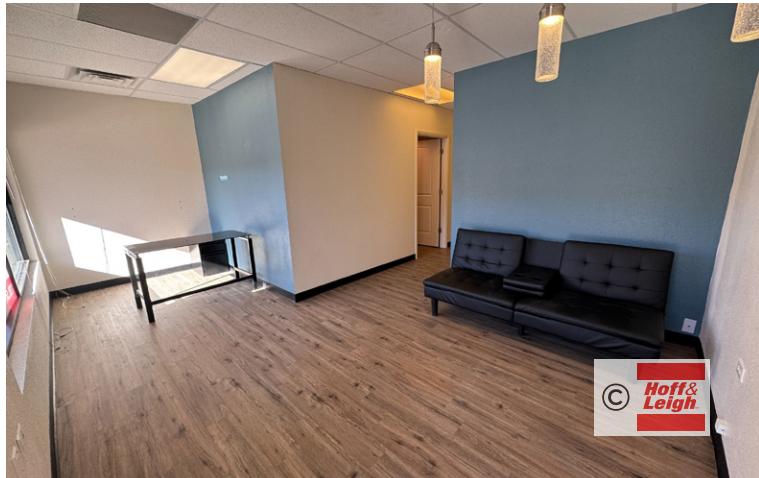
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# Retail / Office Space for Lease

1800 COLORADO BOULEVARD, IDAHO SPRINGS, CO 80452

Unit #10



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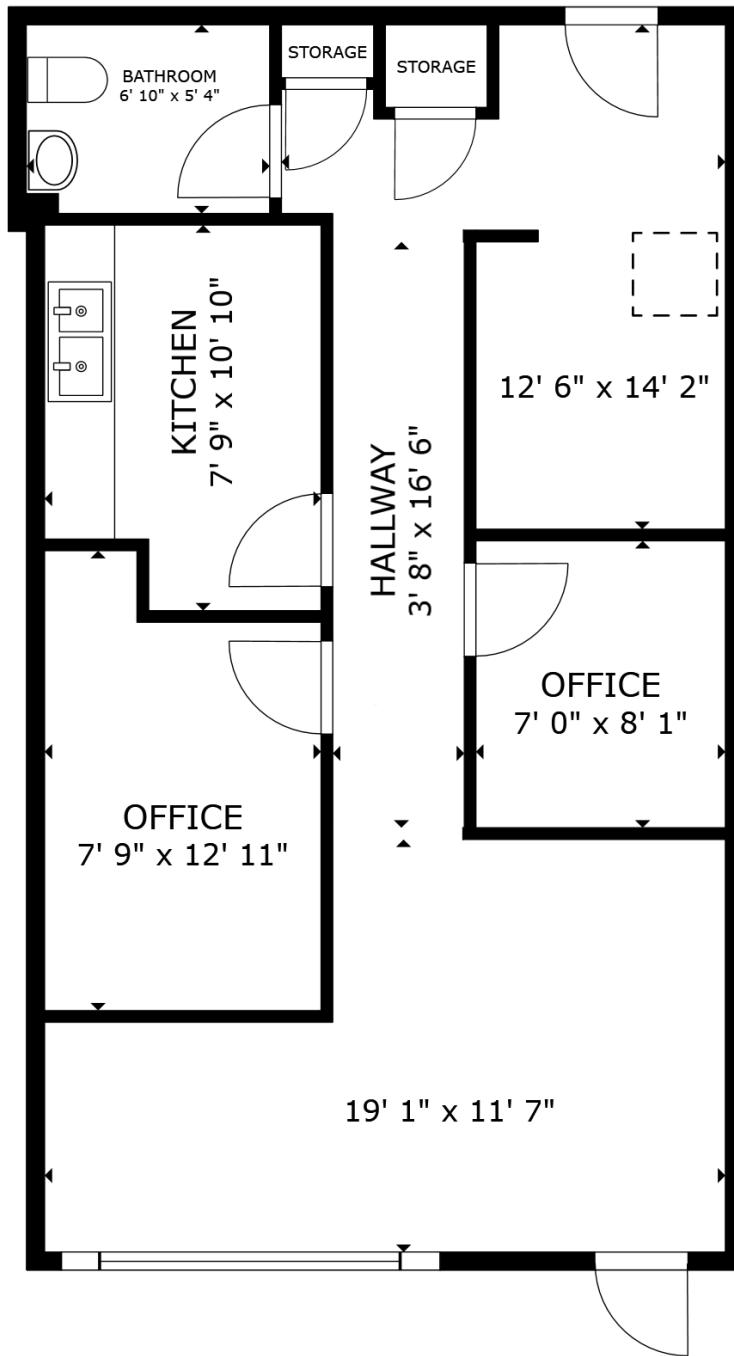
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**FLOOR PLAN**

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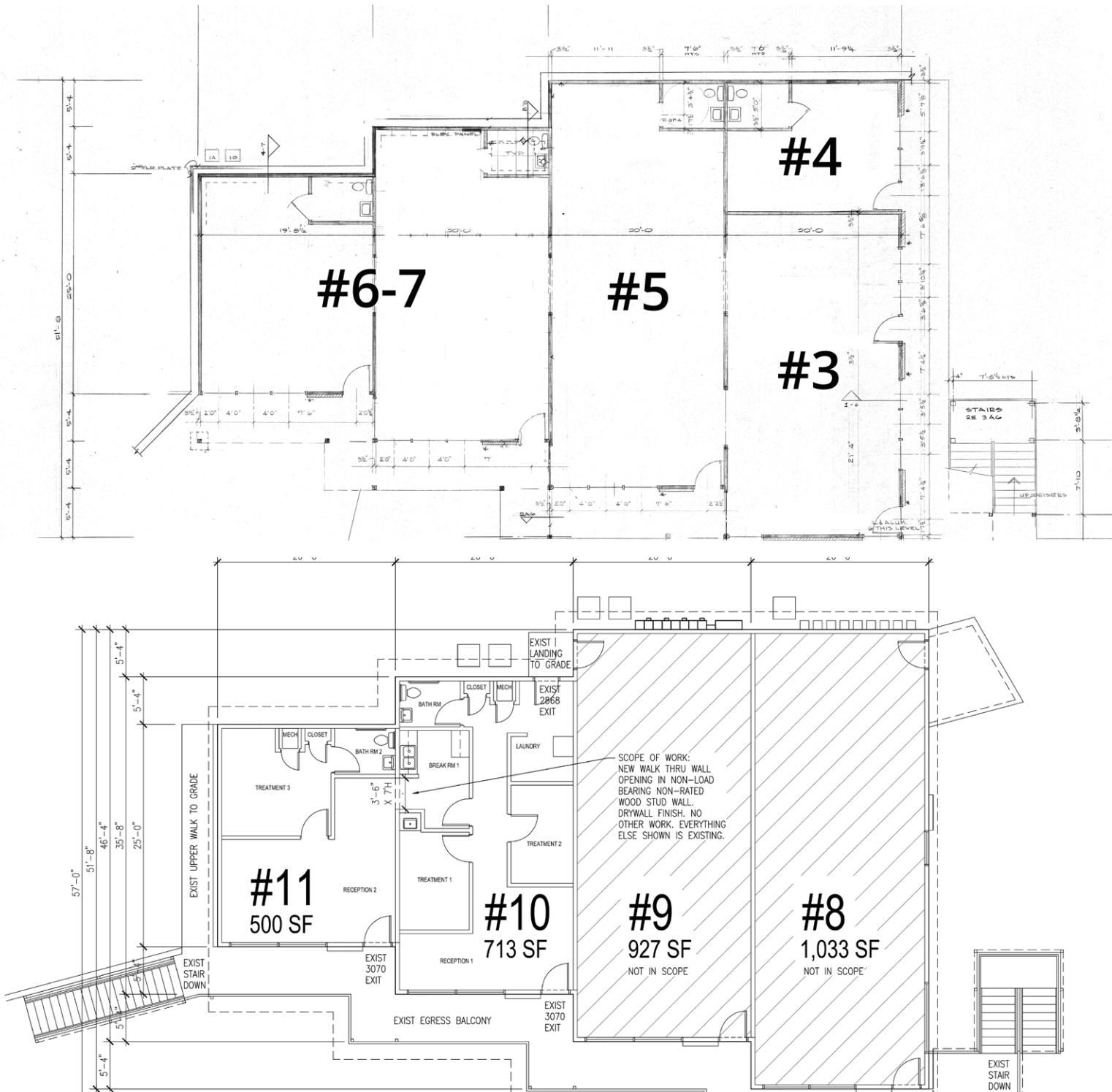


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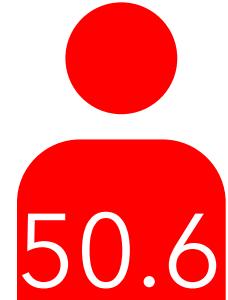
## DEMOGRAPHICS



2,212  
Population



2.0  
Average  
Household Size



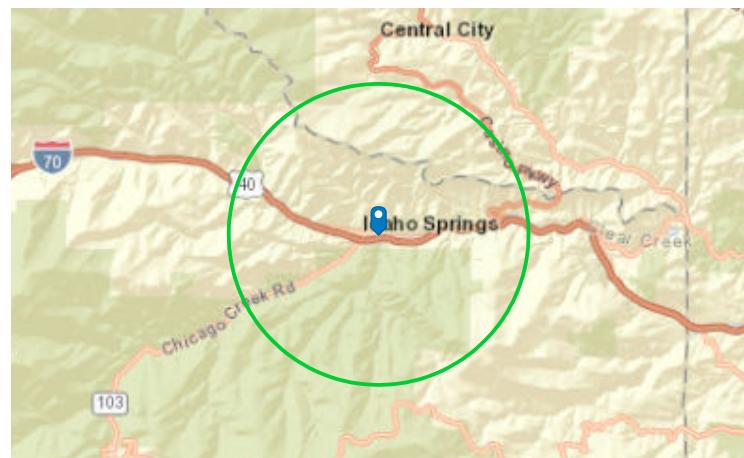
50.6  
Median Age



\$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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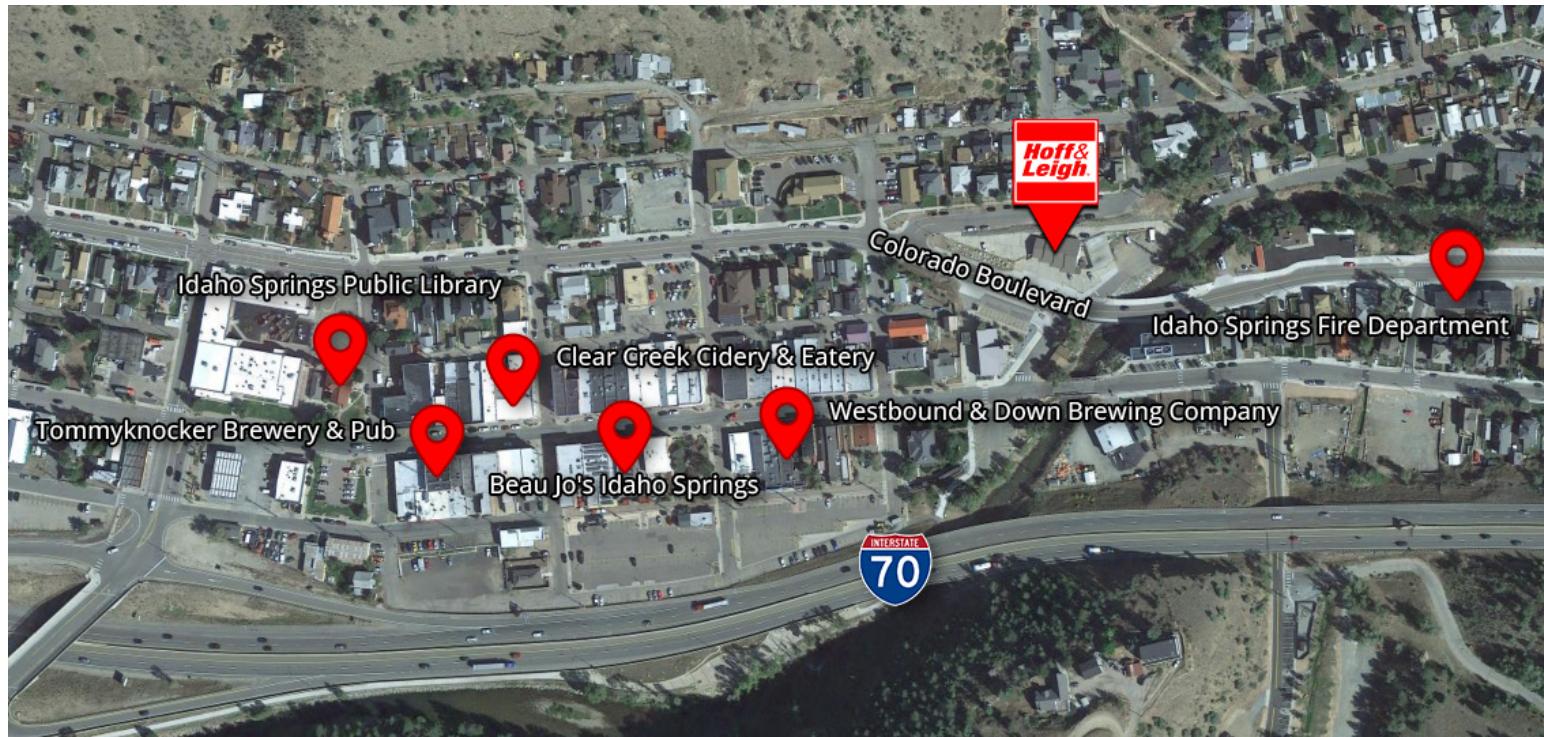
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