

RETAIL FOR LEASE

Shops at Cheyenne Mountain Center

1783 - 1785 E CHEYENNE MOUNTAIN BLVD., COLORADO SPRINGS, CO 80906



Property Description

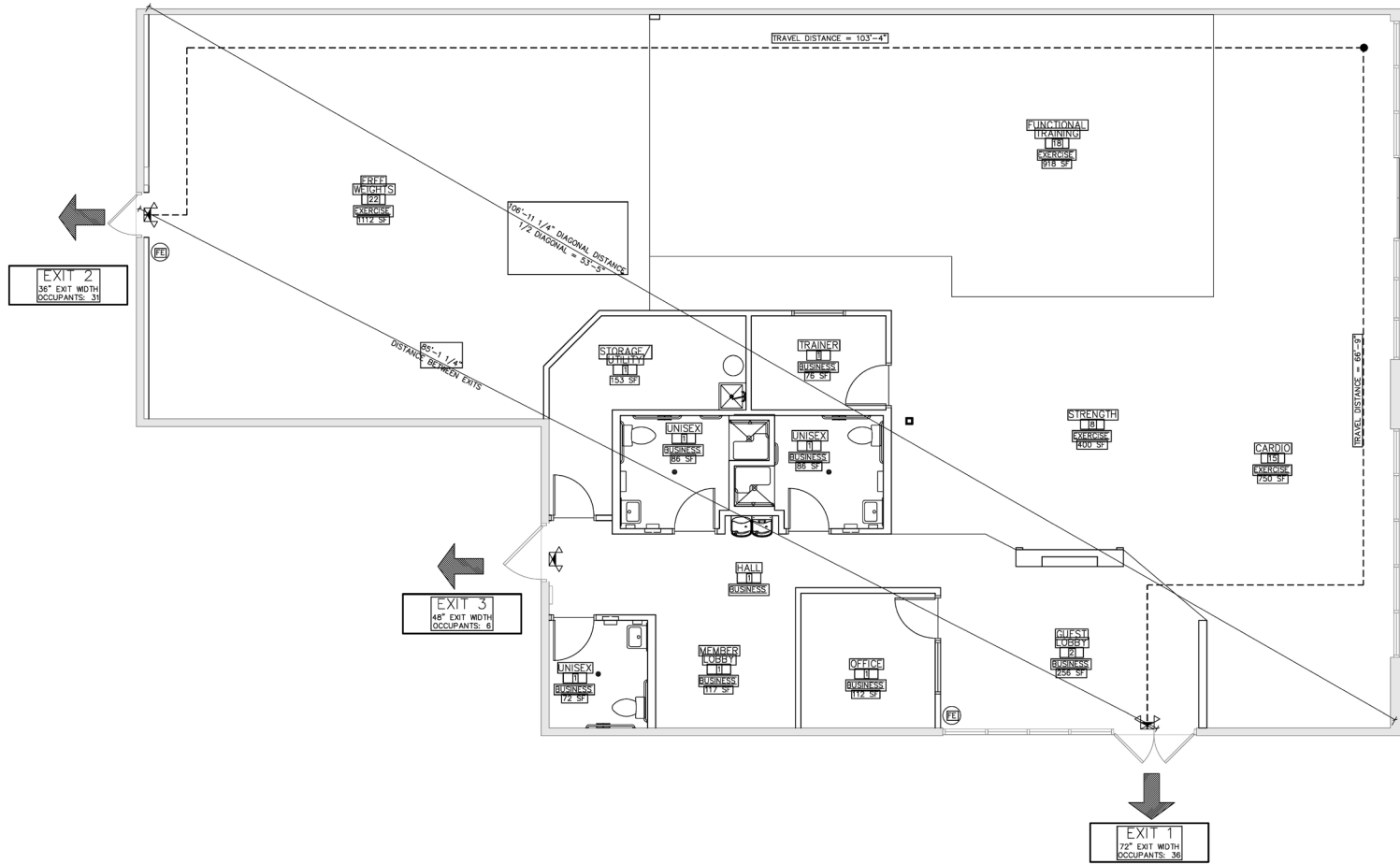
SHOPS AT CHEYENNE MOUNTAIN CENTER is conveniently located at the southwest corner of Lake Avenue and E. Cheyenne Mountain Blvd. with direct access to and from Interstate 25. Situated in the Cheyenne Mountain Center Business District, the center directly benefits from many major national retailers, hotels, restaurants, The Broadmoor World Arena and USA Ice Hockey.

1785 E. Cheyenne Mountain Blvd is 4,410 SF but can be demised to fit the tenants needs. Currently built-out as fitness space.

Property Summary

BUILDING SIZE:	7,736 SF	
AVAILABLE SPACE:	Suite 1785	4,410 SF Divisible
LEASE RATE:	\$30.00 / SF NNN	
2024 Est. EXPENSES (NNN)	\$9.54 / SF	
YEAR BUILT:	2001	
ZONING:	MX-M (formerly PBC)	
PARKING:	27 spaces, 4.13/1,000 SF	

FLOOR PLAN | SUITE 1785
4,410 SF AVAILABLE
DEMISABLE





DEMOGRAPHICS			
	1 MILE	3 MILES	5 MILES
2023 Est. Population	7,682	95,726	226,998
2023 Est. HHs	3,445	40,277	91,685
2023 Est. Avg. HH Income	\$64,215	\$73,703	\$75,180

Traffic Counts (ADT 2022)	
Lake Ave at E Cheyenne Mountain Blvd	48,609 VPD
Lake Ave at Rand Ave W	48,083 VPD
I-25 at S Circle Dr SE	51,920 VPD

Source: 2023 Forecasts, All Rights Reserved, Esri and CoStar