

**For Lease
Retail Space**

Cheyenne Hills

445 E Cheyenne Mtn Blvd
Colorado Springs, CO 80906



PROPERTY SUMMARY

Cheyenne Hills is a prominent retail center located in the southern corridor of Colorado Springs. Cheyenne Hills has nearly 60,000 SF of highly visible retail space.



BUILDING FEATURES

BUILDING SIZE	59,485 SF
AVAILABLE SPACE	SIZE
445-H	700 SF
LEASE RATE	\$45.00 PSF
NNN (Est. 2024)	\$5.07 PSF
YEAR BUILT	1979
ZONING	PBC

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NAME	SUITE	SQ FT
Vasa Fitness	455	50,985
New Panda	445-A	1,707
The UPS Store	445-C	1,489
Discount Nutrition	445-D	1,063
Diamond Nails	445-E	1,062
The Public House	445-G	2,458
Vacant	445-H	700



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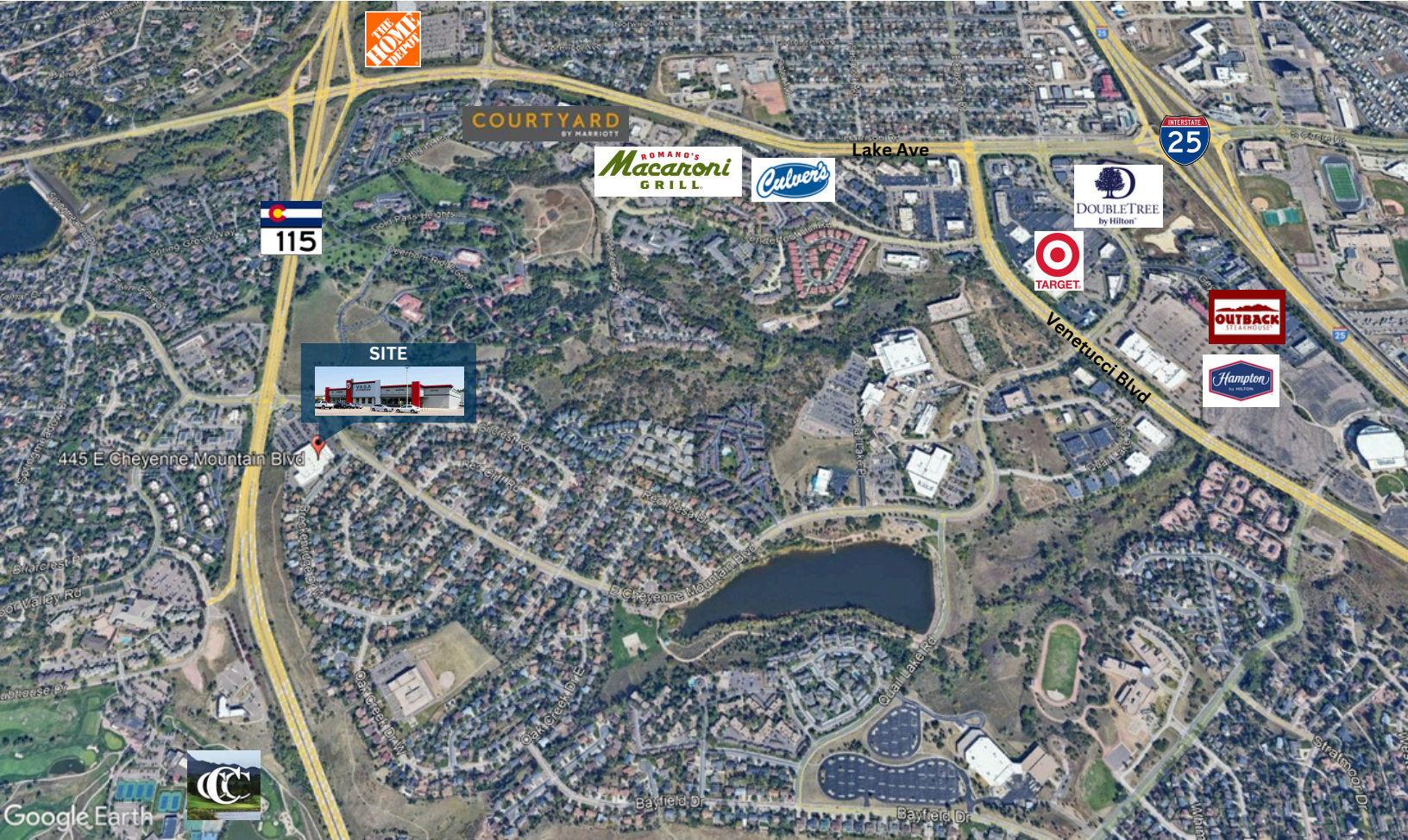
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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2023 POPULATION	9,363	68,831	196,800
HOUSEHOLDS	4,320	29,626	79,278
AVE HH INCOME	\$99,314	\$85,872	\$76,083

COMBINED TRAFFIC COUNTS

State Hwy 115	E Cheyenne Mtn Blvd	34,229	VPD	2022
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*Sourced by CoStar

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