

**REMAX**  
COMMERCIAL

**FOR LEASE**

\$15.00/SF + NNN

**PRIME NORTHWEST RETAIL OPPORTUNITY**

**9,278 SF OPEN CONCEPT**

**750 W GARDEN OF THE GODS RD  
COLORADO SPRINGS, CO 80907**



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COMMERCIAL

**ROB ROLLEY**  
Commercial Broker  
Contact: (719) 235-7499

# PROPERTY SUMMARY

750 W GARDEN OF THE GODS ROAD  
COLORADO SPRINGS, CO 80907



**\$15.00/SF NNN: (EST. \$7.30/SF)**

**9,278 SF AVAILABLE**

**YEAR BUILT: 1974**

**PROPERTY SIZE: 32,648 SF**

**ZONING: C5**

**RARE 9,278 SF OPEN-CONCEPT SPACE**

**PRIME GARDEN OF THE GODS LOCATION | IMMEDIATE I-25 ACCESS**

**±55,000 VPD TRAFFIC COUNTS**

**AVG. HH INCOME ±\$98,000 (1-3 MILE RADIUS)**

**ESTABLISHED CO-TENANCY DRIVING DAILY TRAFFIC**



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# HIGHLIGHTS

750 GARDEN OF THE GODS ROAD  
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*Strategically positioned along Garden of the Gods Road just west of I-25, this high-visibility retail center offers a rare **9,278 SF open-concept space** suited for a variety of large-format users. The layout features expansive floor area, open ceilings, and flexible configuration —ideal for fitness, showroom, or experiential retail concepts.*

*Surrounded by national retailers and dense residential neighborhoods, the property benefits from strong traffic counts, **excellent signage exposure**, and a dynamic tenant mix that drives consistent consumer activity.*

## LOCATION SUMMARY

- Direct access to I-25 & Garden of the Gods Rd
- Dense surrounding residential + daytime population
- Strong national retail synergy
- Excellent frontage and signage exposure

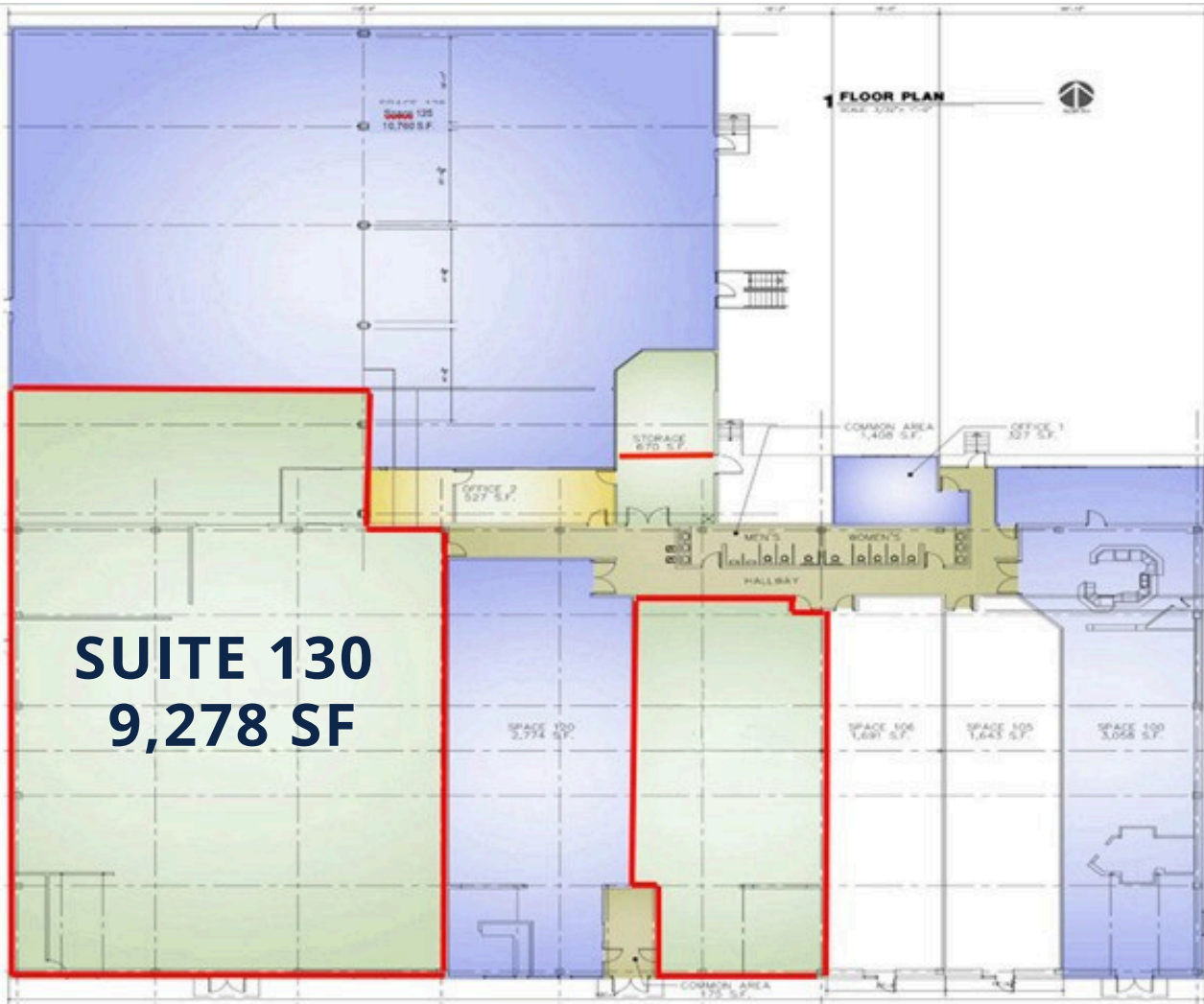


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# FLOOR PLAN

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## SUITE AVAILABLE & COMMON SPACE



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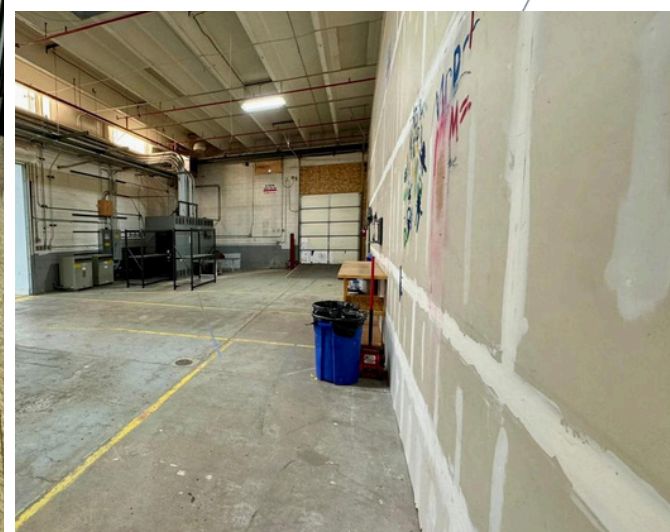
# INTERIOR SPACE

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## Suite Features

- 9,278 SF contiguous space
- Open layout
- Shared restrooms
- Multiple access points
- Flexible buildout potential



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# LOCATION HIGHLIGHTS

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## LOCATION HIGHLIGHTS

- 55,000+ VPD near I-25
- Strong signage + frontage exposure
- \$98K Avg HH Income
- Dense daytime + residential population
- Surrounded by national retailers

# AERIAL MAP

750 GARDEN OF THE GODS ROAD  
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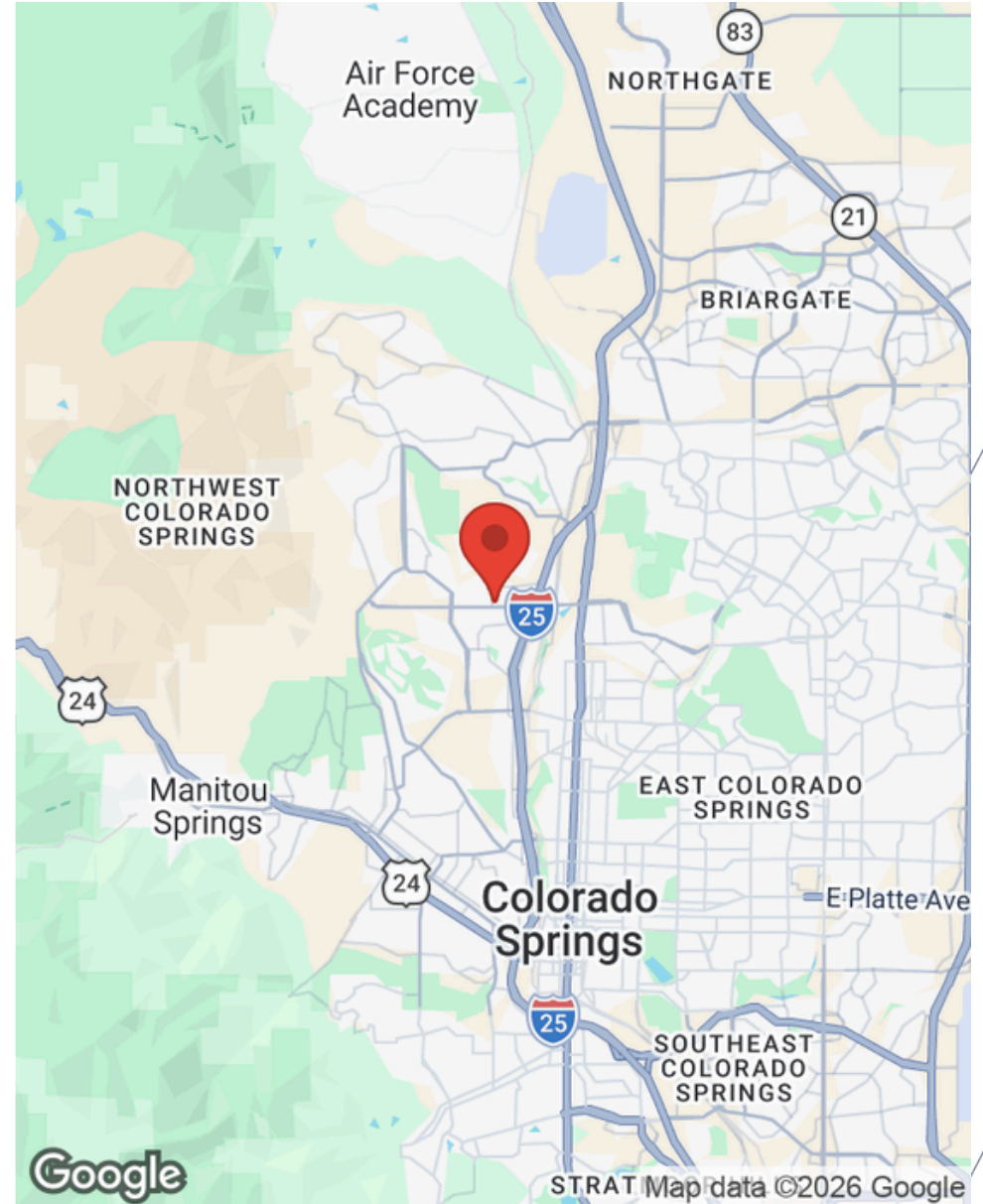


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# LOCATION MAP

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