

Retail/Automotive For Lease

Academy Plaza

1701-1899 S Academy Blvd
Colorado Springs, CO 80916



13540 Northgate Estates Dr, STE 110, Colorado Springs, CO 80921
o: 719.309.3900 | www.kcreadvisors.com



PROPERTY OVERVIEW

PROPERTY SUMMARY

1701-1899 S Academy Blvd, Colorado Springs, CO is part of Academy Plaza, a large mixed-use commercial center offering both retail and industrial space in a high-traffic corridor.

- Asphalt Improvements (2023/2024)
- Landscaping Improvements (2025)
- Signage Improvements slated for Q3/Q4 2026

This property is ideal for retailers and restaurant users seeking flexible space in a well-trafficked, centrally located area.



AVAILABLE SPACE

AVAILABLE SPACE	SQUARE FOOTAGE	LEASE RATE
• 1705	10,002 RSF	\$13.00 PSF
• 1739	3,003 RSF	\$14.00 PSF
• 1741	1,725 RSF	\$16.00 PSF
• 1745 A	3,600 RSF	\$14.00 PSF
• 1745 B & C	8,400 RSF	\$12.00 PSF
• 1849	2,760 RSF	\$16.00 PSF
• 1875	1,359 RSF	\$16.00 PSF
• 1879	2,411 RSF	\$16.00 PSF
• 1889 (End Cap)	4,899 RSF	\$18.00 PSF
• PAD SITE	1.25 AC	CONTACT BROKER

OPERATING EXPENSES

\$6.18 PSF (EST. 2026)

YEAR BUILT

1985

ZONING

MX-M UV CU AO



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SITE MAP



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SUITE 1705



10,002 RSF | \$13.00 PSF



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SUITE 1739 | 1741

SUITE 1739
3,003 RSF
\$14.00 PSF

SUITE 1741
1,725 RSF
\$16.00 PSF

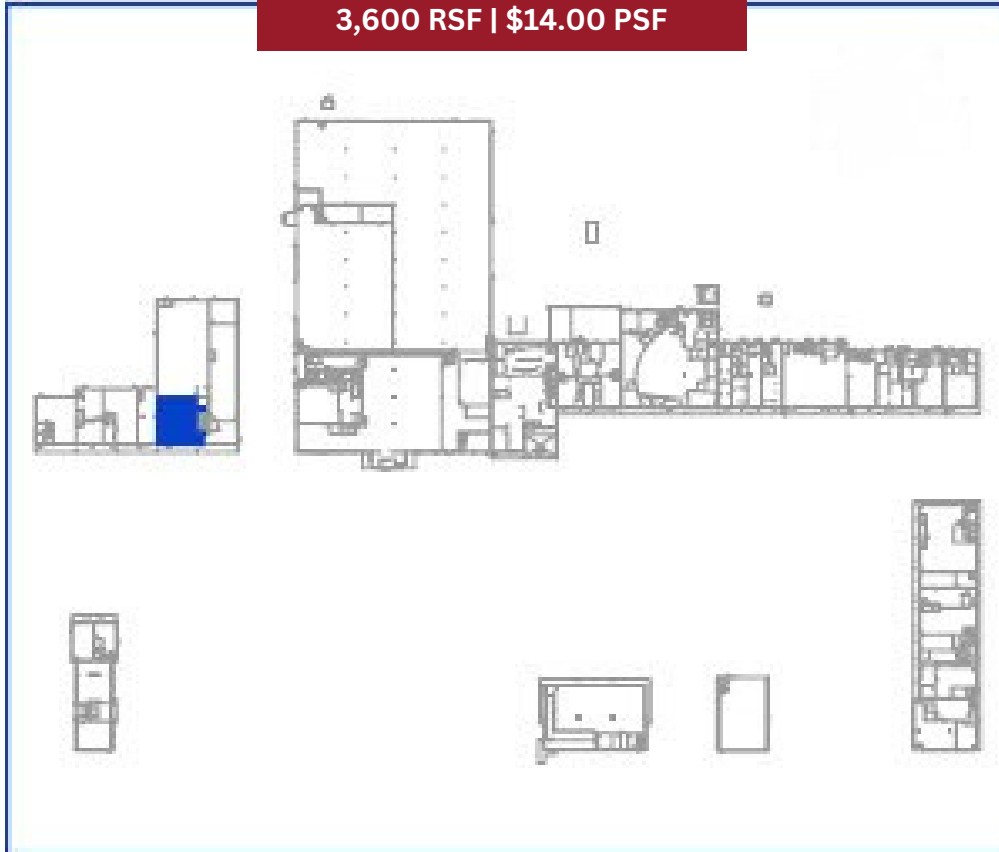


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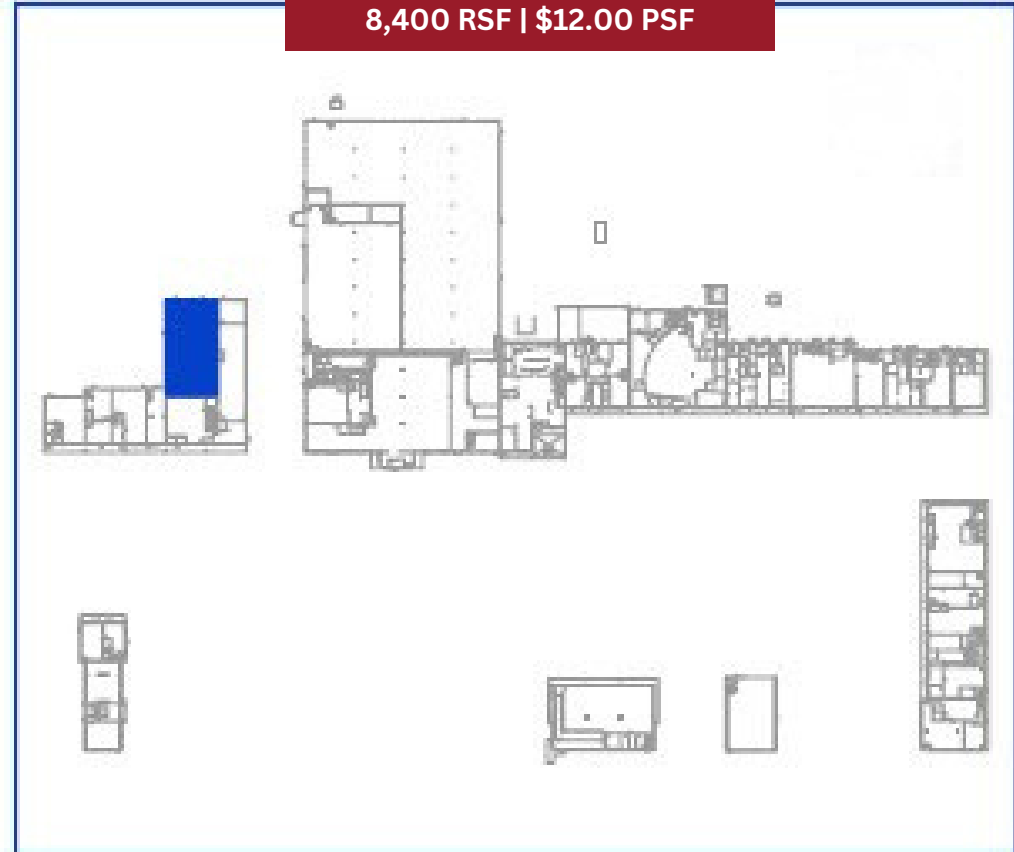
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SUITE 1745

Suite 1745 A
3,600 RSF | \$14.00 PSF



Suite 1745 B & C
8,400 RSF | \$12.00 PSF



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AVAILABLE SPACE



SUITE 1849
2,760 RSF
\$16.00 PSF



SUITE 1875
1,359 RSF
\$16.00 PSF



SUITE 1879
2,411 RSF
\$16.00 PSF



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SUITE 1889 (END CAP)



4,899 RSF | \$18.00 PSF



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SHOPPING CENTER PHOTOS



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DEMOGRAPHICS



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