



**FOR SALE**

**311 S. NEVADA AVE.**

Colorado Springs, CO  
80903



## OFFERING summary

Sale Price:	\$585,000
Building Size:	2081 +/- SF
Zoning:	FBZ-COR

High traffic corner with great access

## PROPERTY overview

Recently remodeled building for sale at the corner of Nevada Ave. and Vermijo Ave. in Downtown Colorado Springs. This property is perfectly situated in between the well-trafficked downtown strip and the S. Nevada shopping and dining corridor, and is walking distance to multiple new apartment buildings. Currently in a short term NNN lease with Ivywild Pharmacy.

Information contained herein, while not guaranteed, is from sources we believe reliable. Price, terms and conditions are subject to change without notice. Thrive Commercial Partners acting as Landlord's/Seller's Agent: A Landlord's/Seller's agent works solely on behalf of the Landlord/Seller to promote the interests of the Landlord/Seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as the advocate for the Landlord/Seller.

## CONTACT US

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## AREA demographics

### 2 MILES

Total Households	21,592
Total Population	46,306
Average HH Income	\$78,342

### 5 MILES

Total Households	99,957
Total Population	233,444
Average HH Income	\$80,233

### 10 MILES

Total Households	205,920
Total Population	525,031
Average HH Income	\$91,684

Traffic Counts: Nevada Ave. and Vermijo Ave. 22,103 VPD (2025 Est.)

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