

Retail Space 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 Q2 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
• 1701	10,002 RSF	\$13.00 PSF
• 1745B & C	7,810 RSF	\$12.00 PSF
• 1749	7,036 RSF	\$12.00 PSF
• 1839	2,072 RSF	\$16.00 PSF
• 1849	2,760 RSF	\$16.00 PSF
• 1879	2,411 RSF	\$16.00 PSF
• 1887	2,788 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



Little Caesars



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SITE MAP



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SUITE 1701



10,002 RSF | \$13.00 PSF



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AVAILABLE SPACE



SUITE 1839
2,072 RSF
\$16.00 PSF



SUITE 1879
2,411 RSF
\$16.00 PSF



SUITE 1887
2,788 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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	1 Mile	3 Miles	5 Miles
2024 POPULATION	20,563	100,633	229,109
HOUSEHOLDS	7,837	38,324	90,387
AVE HH INCOME	\$61,981	\$64,849	\$76,121
COMBINED TRAFFIC COUNTS			
S Academy Blvd W	S Chelton Rd	13,138	VPD 2025

Source: CoStar



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