

## RETAIL SPACES FOR LEASE

# Shops at Cheyenne Mountain Center

1783 - 1785 E CHEYENNE MOUNTAIN BLVD., COLORADO SPRINGS, CO 80906



**SHOPS AT CHEYENNE MOUNTAIN CENTER** offers an opportunity to lease highly visible retail space located at the southwest corner of Lake Avenue and E. Cheyenne Mountain Blvd. with direct access to and from Interstate 25. Situated in the Cheyenne Mountain Center Business District, the center directly benefits from many major national retailers, hotels, restaurants, The Broadmoor World Arena and USA Ice Hockey.

- **Built-Out Fitness Space:** Suite 1785 is currently improved as a fitness space and can be demised to fit the tenants needs.
- **Flexible Suite Configurations:** Lease one suite or combine both for up to 7,738 SF
- **Strong Co-Tenancy:** Surrounded by Target, Petco, Chili's, Office Depot, Outback Steakhouse, Cinemark Theater and multiple national hotel brands

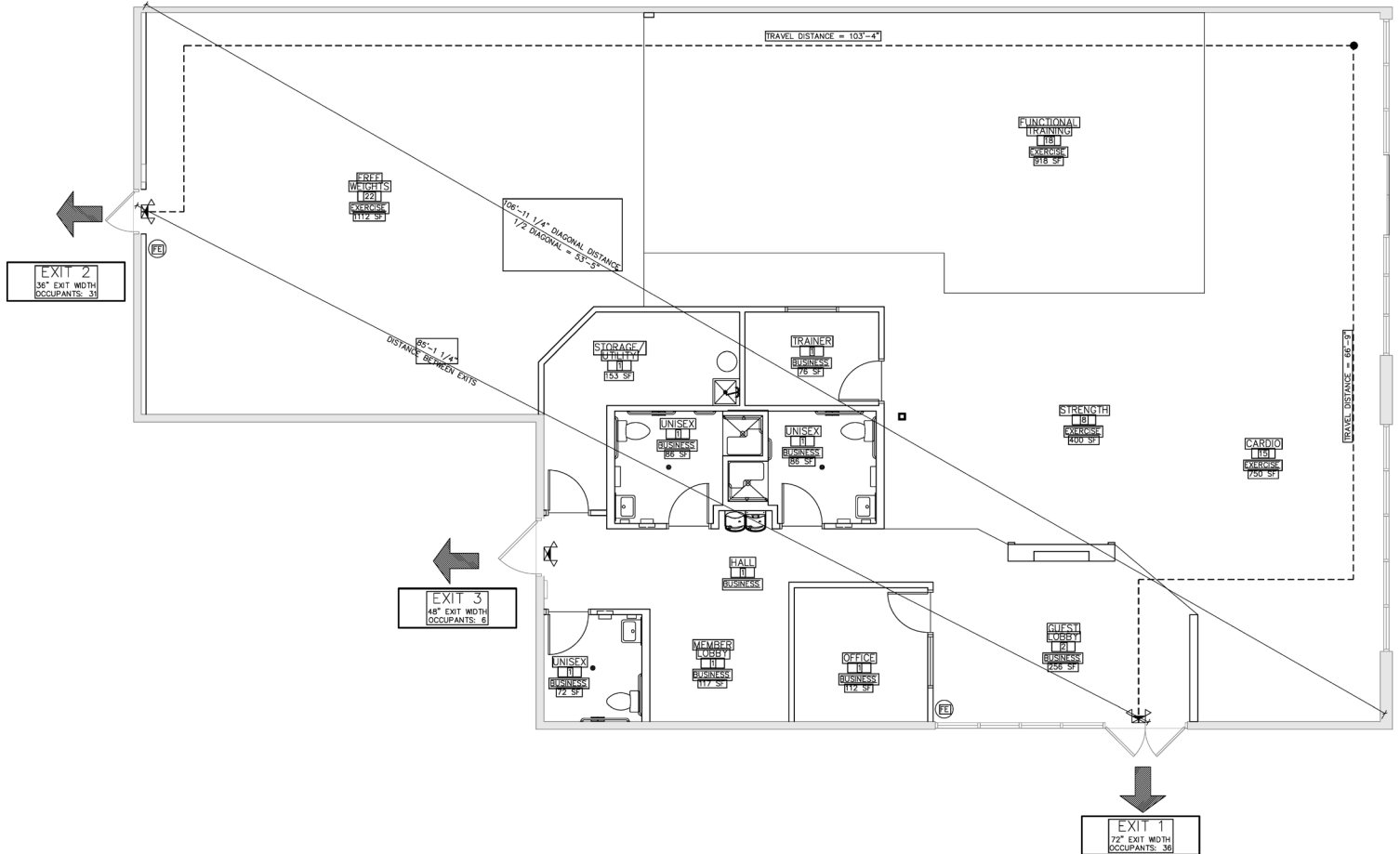
<b>BUILDING SIZE:</b>	7,738 SF <i>Source: El Paso County Assessor</i>
<b>AVAILABLE SPACE:</b>	Suite 1783: 3,328 SF Suite 1785: 4,410 SF Total Contiguous: 7,738 SF
<b>LEASE RATE:</b>	Suite 1783: \$34.00 PSF + NNN Suite 1785: \$30.00 PSF + NNN
<b>NNN EXPENSES:</b>	\$11.05 / SF (2026 Est.)
<b>YEAR BUILT:</b>	2001
<b>ZONING:</b>	MX-M (formerly PBC)
<b>PARKING:</b>	27 spaces, 4.13/1,000 SF



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**FLOOR PLAN | SUITE 1785**  
4,410 SF AVAILABLE  
DEMISABLE

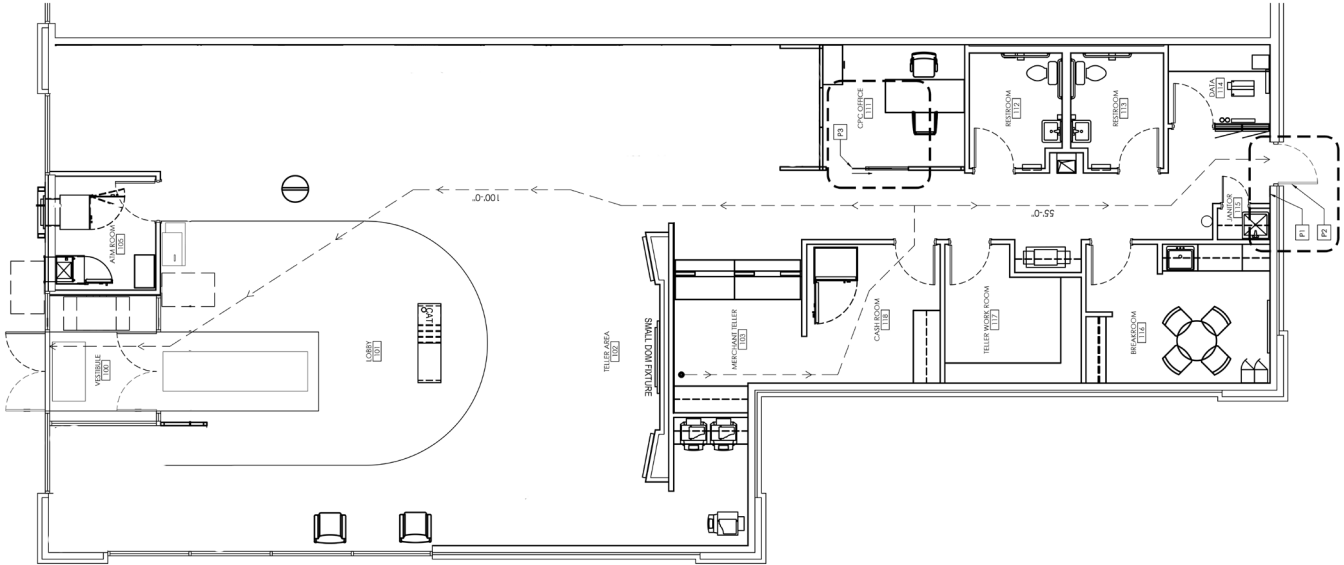


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DEMOGRAPHICS			
	1 MILE	3 MILES	5 MILES
2024 Est. Population	7,392	95,108	226,413
2024 Est. HHs	3,411	39,251	89,625
2024 Est. Avg. HH Income	\$71,715	\$77,393	\$79,771

TRAFFIC COUNTS (ADT 2025)	
Lake Ave at E Cheyenne Mountain Blvd	50,152 VPD
Lake Ave at I-25	38,167 VPD
I-25 at S Circle Dr SE	108,000 VPD

Source: All Rights Reserved, CoStar Group