

COMMERCIAL PAD SITE FOR SALE AND LEASE

±1.82 ACRES TOTAL

1035-1045 S 21st Street
Colorado Springs, CO 80904



RATE / PRICE

**Contact
Brokers**



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NAIHighland



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719.577.0044



www.highlandcommercial.com

DEMOGRAPHICS (2026)

1mi

3mi

5mi

DRIVE TIMES

Population	12,498	67,609	157,800	I-25	5 min
Households	6,048	32,100	72,251	Downtown COS	7 min
Average HH Income	\$80,108	\$77,071	\$72,474	COS Airport	18 min
Average Home Value	\$547,003	\$577,584	\$510,136	Downtown Denver	1hr 13min
Businesses	769	4,572	9,601	DEN Airport	1hr 12min
Employees	5,799	49,765	117,876		



GARDEN OF THE GODS
VISITOR & NATURE CENTER

6+ Million
Annual
Visitors

SAFeway

planet fitness

McDonald's

AW All American Food

SUPERCLUBS SUBWAY

TACO BELL

SONIC

KFC

STARBUCKS COFFEE

KING Soopers

arc THRIFT STORES

Walgreens

five BELOW

petco

BIG 5 SPORTING GOODS

DOLLAR TREE

Great Clips

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WILD WEST GHOST TOWN MUSEUM

Dutch Bros

7 ELEVEN

Advance Auto Parts

OLD COLORADO CITY

EST. 1859

DOWNTOWN COLORADO SPRINGS

RED ROCK CANYON

6+ Million
Annual Visitors

SUBJECT PROPERTY

S 21ST ST - 17,577 VPD

CIMARRON ST / I-24 - 40,998 VPD

LOWER GOLD CAMP RD

GOLD HILL
1,278 Unit development
with ±600 units completed

McDonald's

Arby's

AutoZone

HOBBY LOBBY

TEXAS

Jersey Mike's

SHELL

NAPA AUTO PARTS

Walmart

AT&T

POLICE COLORADO SPRINGS

NORRIS PENROSE EVENT CENTER

24

SUBJECT PROPERTY

GOLD HILL

1,278 Unit development
with ±600 units completed



UPPER SKYWAY NEIGHBORHOOD

DEMOGRAPHICS (1 mi)	
POPULATION	3,447
HH INCOME	\$146,659
HOME VALUE	\$672,910
MEDIAN AGE	48.4

THE BROADMOOR NEIGHBORHOOD

DEMOGRAPHICS (1 mi)	
POPULATION	4,581
HH INCOME	\$149,287
HOME VALUE	\$764,653
MEDIAN AGE	53.1

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