

3765 Verde Drive

Academy Boulevard & Verde Drive | Colorado Springs, CO 80910

SH

SullivanHayes
BROKERAGE



8,320 SF BUILDING ON .95 ACRE LOT AVAILABLE FOR SUBLEASE

Property Details

- Built in 2014 this freestanding 8,320 sf building sits on a 0.95 acre lot
- Prime Free-Standing Building: Versatile property offering excellent visibility and accessibility
- Located on High-Traffic Corridor: Benefit from substantial daily exposure in a vibrant commercial area
- Contact brokers for asking price and other details

WYATT BAIZER
720.382.7323
wbaizer@sullivanhayes.com

GRANT MAVES
720.382.7511
gmaves@sullivanhayes.com

5570 DTC Parkway, Suite 100, Greenwood Village, CO 80111 | 303.534.0900 | SullivanHayes.com



Demographics

	1M	21,553
	3M	103,714
	5M	237,525
TOTAL POPULATION		
	1M	\$68,135
	3M	\$71,499
	5M	\$86,997
AVERAGE ANNUAL INCOME		
	1M	4,084
	3M	47,934
	5M	126,299
DAYTIME POPULATION		

SOURCE: ESRI 2024

Traffic Counts

- ↑ ACADEMY BLVD NORTH OF VERDE DR
51,105 ADT (ESRI 2021)
- ↓ ACADEMY BLVD SOUTH OF VERDE DR
39,531 ADT (ESRI 2021)
- ← VERDE DR WEST OF ACADEMY BLVD
33,000 ADT (ESRI 2022)
- ACADEMY PARK LOOP EAST OF ACADEMY BLVD
35,336 ADT (ESRI 2021)

TRADE AREA

Academy Blvd & Verde Dr | Colorado Springs, CO 80910



WYATT BAIZER
720.382.7323
wbaizer@sullivanhayes.com

GRANT MAVES
720.382.7511
gmaves@sullivanhayes.com



5570 DTC Parkway, Suite 100, Greenwood Village, CO 80111 | 303.534.0900 | SullivanHayes.com