

WOODLAND PARK PLAZA

1063-1131 HIGHWAY 24, WOODLAND PARK, CO 80863

1,112 SF
RETAIL SPACE
FOR LEASE



KINSEY & COMPANY
COMMERCIAL REAL ESTATE

Jason F. Kinsey
Managing Principal
720-280-5757
Jason@KinseyCRE.com

Brady Kinsey
Principal
303-847-1295
Brady@KinseyCRE.com

AVAILABILITY

- Listing Type: For Lease
- Rental Rate: \$25.00/SF NNN
NNNs: \$12.10/SF
SF: 1,112 SF

TRAFFIC COUNTS

- US 24: 30,140 VPD
Source: 2025 MPSI Estimate

WOODLAND PARK PLAZA

1063-1131 HIGHWAY 24, WOODLAND PARK, CO 80863

HIGHLIGHTS

- Retail space for lease in Safeway Anchored Shopping Center that generates 1.2M annual visitors (Placer.ai)
- This Safeway ranks as the busiest grocery store in Woodland Park (Placer.ai)
- Located along US 24, which has a daily traffic count of 30K vehicles per day
- Great building signage and abundant parking
- New Landlord that is motivated to get this last space leased!



**1,112 SF
AVAILABLE**

US 24 (30,140 VPD)

WOODLAND PARK PLAZA

1063-1131 HIGHWAY 24, WOODLAND PARK, CO 80863



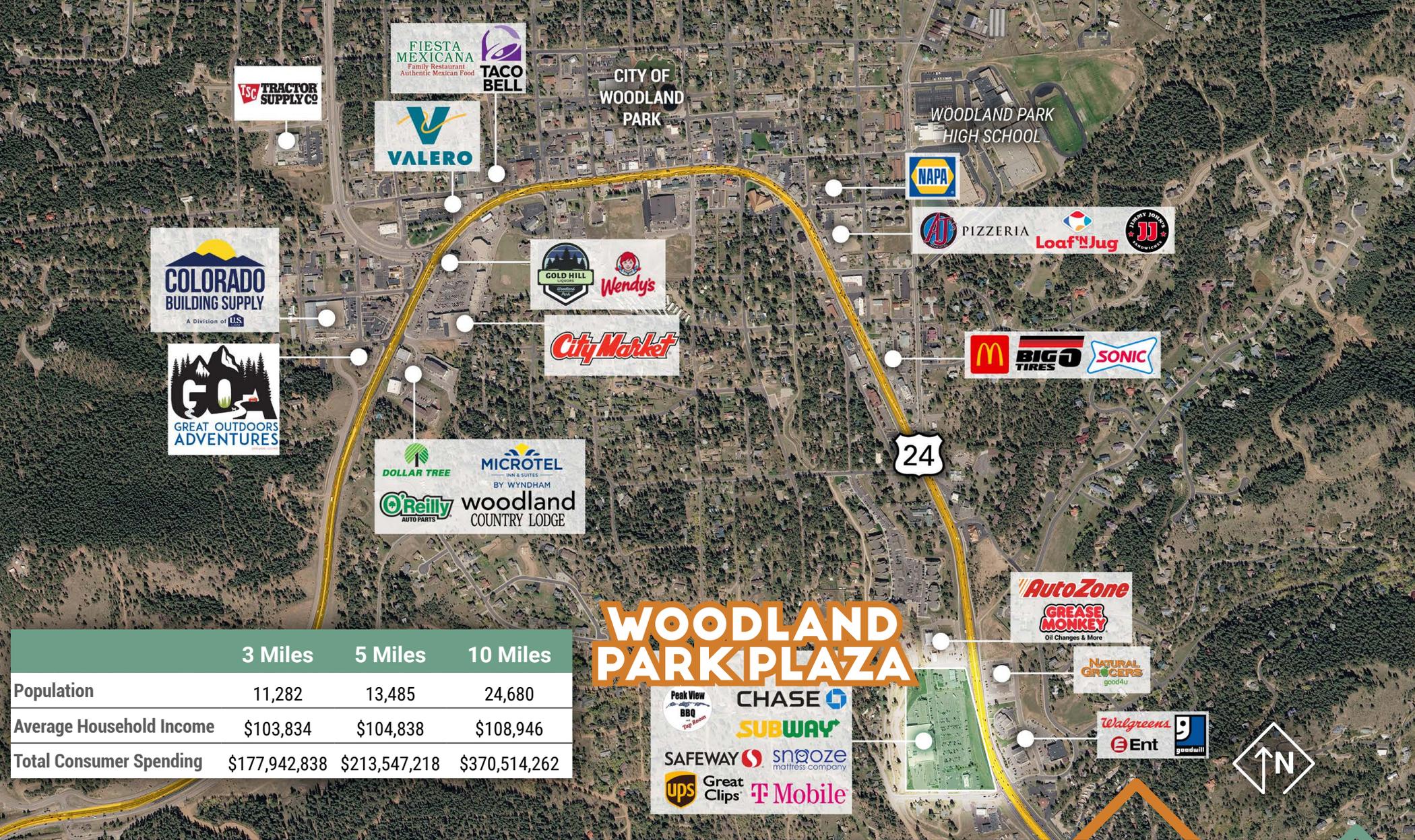
US 24 (30,140 VPD)



WOODLAND PARK PLAZA

1063-1131 HIGHWAY 24, WOODLAND PARK, CO 80863





CITY OF WOODLAND PARK

WOODLAND PARK HIGH SCHOOL



WOODLAND PARK PLAZA



	3 Miles	5 Miles	10 Miles
Population	11,282	13,485	24,680
Average Household Income	\$103,834	\$104,838	\$108,946
Total Consumer Spending	\$177,942,838	\$213,547,218	\$370,514,262



KINSEY & COMPANY
COMMERCIAL REAL ESTATE

Jason F. Kinsey
Managing Principal
720-280-5757
Jason@KinseyCRE.com

Brady Kinsey
Principal
303-847-1295
Brady@KinseyCRE.com

Disclaimer: The Interested Party acknowledges that any documents or information ("Materials") received from the Property Owner are provided solely for reference and review. The Property Owner makes no representations, expressed or implied, regarding the accuracy or completeness of these Materials. The Interested Party assumes full responsibility for evaluating all provided documents, which may include maps, schematics, and other property-related data. This includes, but is not limited to: (i) the structural integrity, condition, and features of the Property, including roofing, foundation, utilities, and landscaping; (ii) soil composition, geological factors, and groundwater conditions; (iii) the availability and adequacy of utility services; (iv) zoning, land use regulations, and development feasibility; (v) legal restrictions affecting the Property; (vi) adherence to applicable laws, codes, and regulations; (vii) potential environmental hazards on or near the premises; (viii) the quality of workmanship and materials in any existing structures; and (ix) the status of the Property's title. The Property Owner is not responsible for any conclusions drawn by the Interested Party based on these Materials. It is the sole duty of the Interested Party to conduct independent due diligence before finalizing any transaction. All documents are provided without warranty, and the Interested Party waives any claims against the Listing Agent and Property Owner regarding the accuracy or reliability of the information furnished.