



FOR LEASE

# THE PAONIA CENTER

1535-1557 Paonia St.  
Colorado Springs, CO 80915

## PROPERTY

### overview

Beautifully maintained Light Industrial suites located in South East Colorado Springs. Offering easy access to North Powers Blvd, these units are equipped with over head doors, and new interior finishes. Contact Broker to set up a tour today!



### Spaces Available:

|               |                          |
|---------------|--------------------------|
| <b>Suite:</b> | <b>1553</b>              |
| Available SF: | 1,512 SF                 |
| <b>Suite:</b> | <b>1539-1541</b>         |
| Available SF: | 3,306 SF                 |
| <b>Suite:</b> | <b>1557</b>              |
| Available SF: | 2,770 SF                 |
| Lease Rate:   | See Broker for Pricing   |
| <b>Suite:</b> | <b>1535-1537</b>         |
| Available SF: | 5,540 SF                 |
| Lease Rate:   | \$10/SF/YR               |
| NNN:          | \$4.48/SF/YR (2026 Est.) |

Information contained herein, while not guaranteed, is from sources we believe reliable. Price, terms and conditions are subject to change without notice. Thrive Commercial Partners acting as Landlord's/Seller's Agent: A Landlord's/Seller's agent works solely on behalf of the Landlord/Seller to promote the interests of the Landlord/Seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as the advocate for the Landlord/Seller.

## CONTACT US

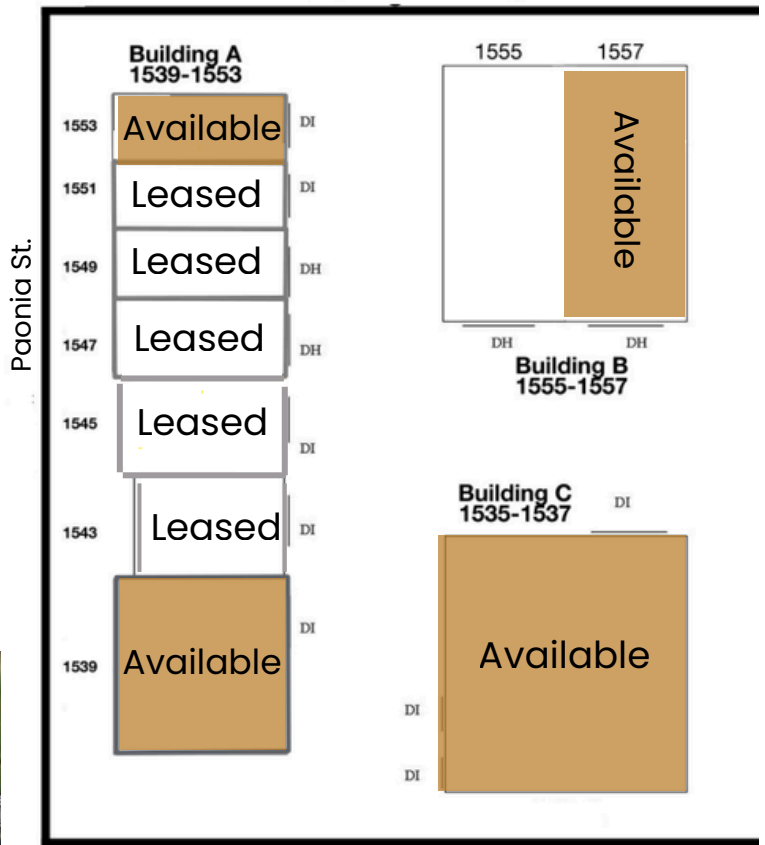
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# SITE PLAN & Aerial Map



## AREA demographics

| 1 MILE                      | 3 MILES                     | 5 MILES                     |
|-----------------------------|-----------------------------|-----------------------------|
| Total Households: 4,195     | Total Households: 36,853    | Total Households: 95,930    |
| Total Population: 10,530    | Total Population: 96,307    | Total Population: 245,245   |
| Average HH Income: \$71,398 | Average HH Income: \$75,186 | Average HH Income: \$75,112 |

**TRAFFIC COUNTS(Powers Blvd. and Omaha Blvd.): 54,004 VPD**

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