



NAL Highland

# RETAIL/ FLEX AVAILABLE FOR LEASE

1025 & 1027 S. Sierra Madre St :: Colorado Springs, CO



RESTAURANT  
FOR LEASE

\$20.00 PSF, NNN

AVAILABLE SPACE

1,100

NNN EXPENSES

\$6.90 PSF est. 2024

## PROPERTY OVERVIEW

- Located just south of the new Weidner Stadium and Apartments, this ready-to-go restaurant offers prime downtown exposure with an outdoor patio for extra seating.
- Quick Access to I-25
- Excellent Demographics and up to 123,000 Vehicles Per Day on I-25

## PROPERTY HIGHLIGHTS

- **Building Size:** 9,443 SF
- **Available Size:** 1,100
- **Zoning:** FBZ - T1 P
- **Building Class:** C
- **Year Built:** 1984
- **County:** El Paso

## TRAFFIC COUNTS (2022)

I-25 & Nevada Avenue	123,417 Vehicles Per Day
S Tejon St & Mountain Trl	16,152 Vehicles Per Day



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## FLOORPLAN



## DEMOGRAPHICS (2024)

	1 MILE	3 MILES	5 MILES
POPULATION	7,464	85,630	216,132
HOUSEHOLDS	3,640	39,056	92,221
AVG HH INCOME	\$72,317	\$85,697	\$80,987
AVG HOME VALUE	\$344,342	\$417,667	\$364,388
BUSINESSES	1,748	8,527	15,022
EMPLOYEES	16,746	73,648	123,668

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Code for Virtual  
3D Tour

