

West Side Plaza Retail / Flex Space Available

1915-1973 W UINTAH STREET • COLORADO SPRINGS, CO 80904



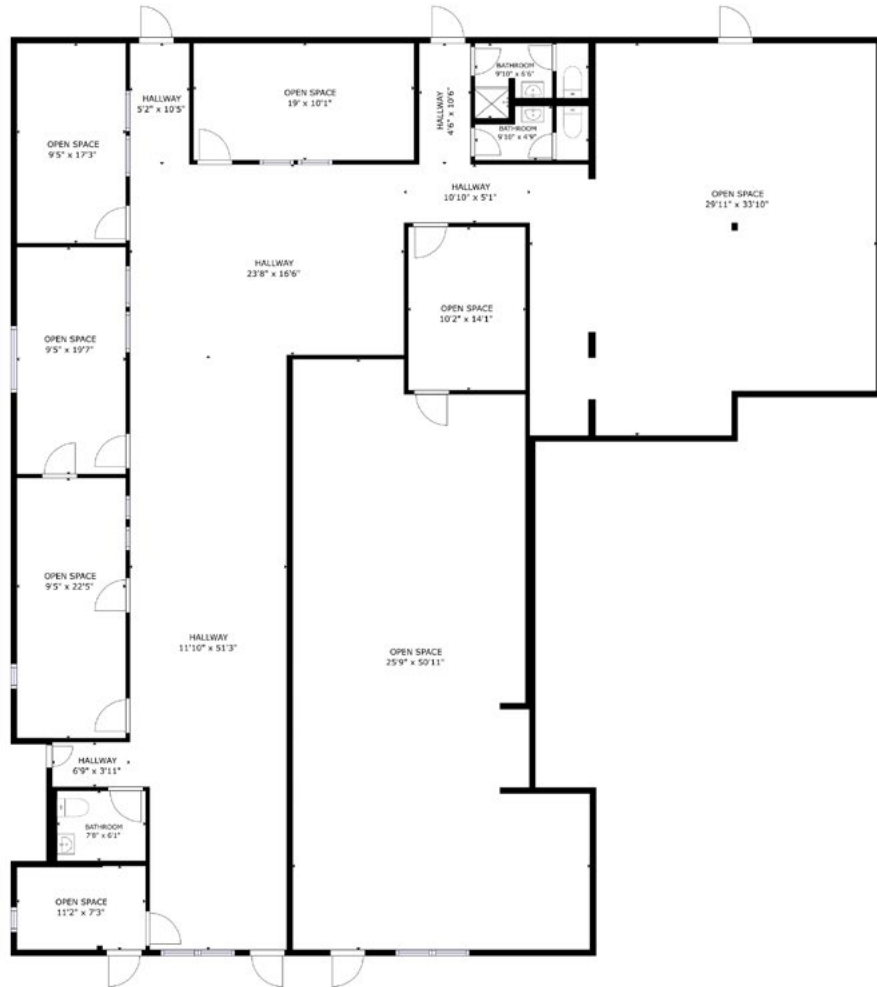
SPACE AVAILABLE
1,200 - 8,073 SF
\$14-\$17 PSF NNN

WEST SIDE PLAZA is an established neighborhood shopping center located on Uintah Street at 19th Avenue, offering excellent visibility, strong traffic counts, and convenient access to I-25, Downtown Colorado Springs, and Old Colorado City. The center serves a dense residential trade area and supports a wide range of retail, service, medical, and office uses. Two flexible retail suites are available, with the option to combine for larger users.

- Excellent visibility with strong daily traffic counts and easy access.
- Convenient access to I-25, Downtown Colorado Springs, and Old Colorado City.
- Surrounded by dense residential neighborhoods with strong household incomes
- Three available suites offering efficient open retail layouts
- Ideal for boutique retail, service providers, showroom users, and specialty concepts.
- Ample shared parking throughout the plaza

GLA:	21,632 SF (Two Buildings)
AVAILABLE SPACE:	1969: 4,504 SF 1973: 3,569 SF 1969 + 1973 Contiguous: 8,073 SF 1923: 1,200 SF
LEASE RATE:	1969 & 1973: \$14.00 PSF NNN 1923: \$17.00 PSF NNN
NNN EXPENSES:	\$5.98 (2026 Est.)
LOT SIZE:	1.24 AC
ZONING:	MX-M/CR UV
YEAR BUILT:	1980
PARKING:	70 Spaces (3.2/1,000 SF)

1969 W UINTAH ST
4,504 SF AVAILABLE



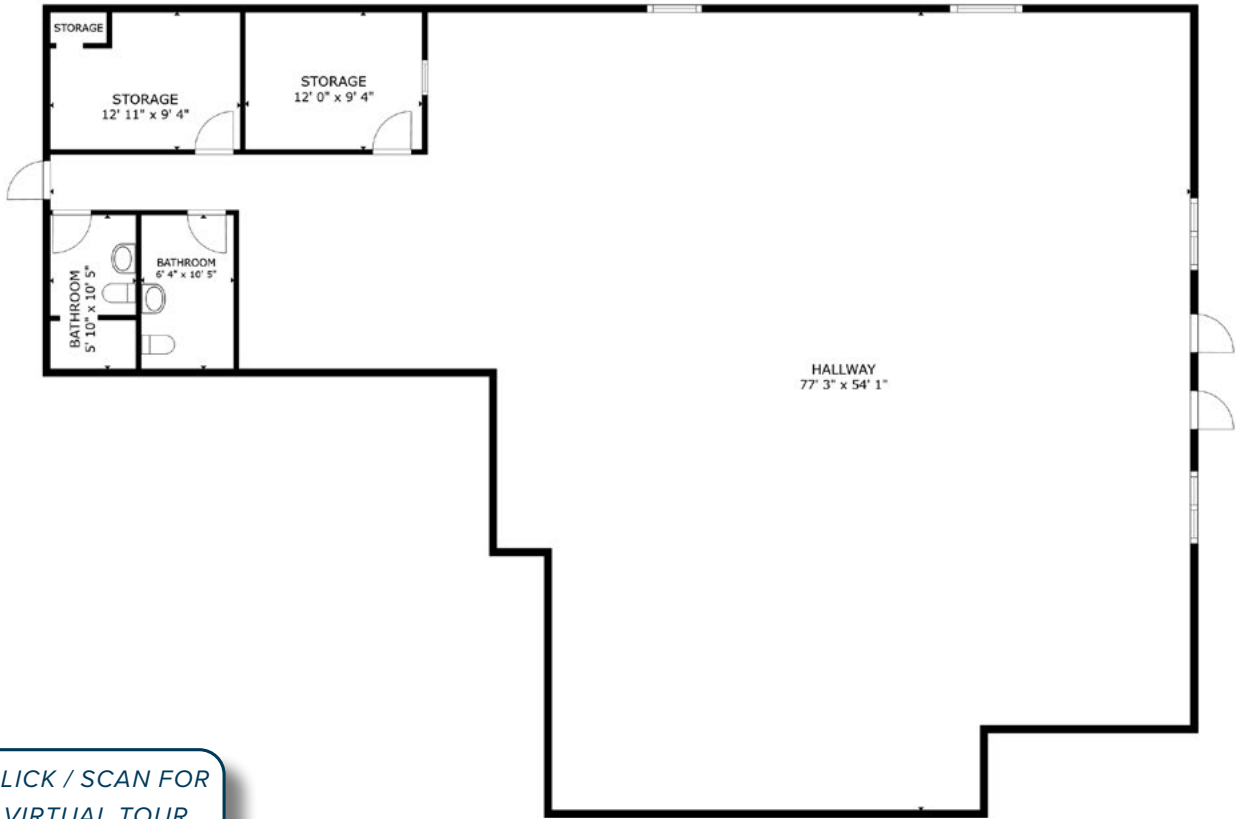
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1973 W UINTAH ST
3,569 SF AVAILABLE



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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 Est. Population	11,599	73,086	161,114
2025 Est. Households	5,607	34,739	73,407
2025 Est. Avg. HH Income	\$93,870	\$105,414	\$102,090

TRAFFIC COUNTS (2025)		
W Uintah St at 19th St		18,369 VPD
W Uintah St at 20th St		14,282 VPD

Source: Esri & CoStar Group, All Rights Reserved