

# 384 GARDEN OF THE GODS RD

COLORADO SPRINGS, CO 80918

3,515 SF END-CAP FOR LEASE



UNIVERSITY VILLAGE COLORADO

**COSTCO WHOLESALE** **TRADER JOE'S** **pure barre** **URBAN EGG**  
**WHOLESALE** **Panera** **DULUTH TRADING** **HACIENDA COLORADO**  
**KOHL'S** **NAVY FEDERAL** **CHIPOTLE** **smashburger** **Tokyo Joe's** **noodles** **christy sports**  
**LOWE'S** **crumbl cookies** **BONEFISH GRILL** **BJ'S** **KEVA JUICE** **PETCO**  
**SPORTSMAN'S** **COWBOY STAR** **IL VICINO** **LOCALS BARBERSHOP & SALON** **VEDA SALON & SPA** **Starbucks**

#160-170  
3,515 SF  
END CAP

44,593 VPD

GARDEN OF GODS RD

36,601 VPD  
N NEVADA AVE



CLICK HERE TO VIEW OUR  
PROPERTY INTRO VIDEO

CUSHMAN & WAKEFIELD

Colorado Springs  
Commercial



LOCATED BETWEEN  
THE HIGH TRAFFIC  
**GARDEN OF THE GODS  
CORRIDOR** AND THE  
COSTCO ANCHORED  
SHOPPING HUB OF  
**UNIVERSITY VILLAGE**

**LEASE RATE**  
\$16.00/SF NNN

**EXPENSES**  
\$4.70/PSF  
(2024 EST)

**ZONING**  
M1 CU

**PARKING**  
65 SPACES

#160-170  
**3,515 SF**  
END CAP

**DEMOGRAPHICS**



**HOUSEHOLDS**

1 MILE	3 MILES	5 MILES
3,034	33,766	95,513



**POPULATION**

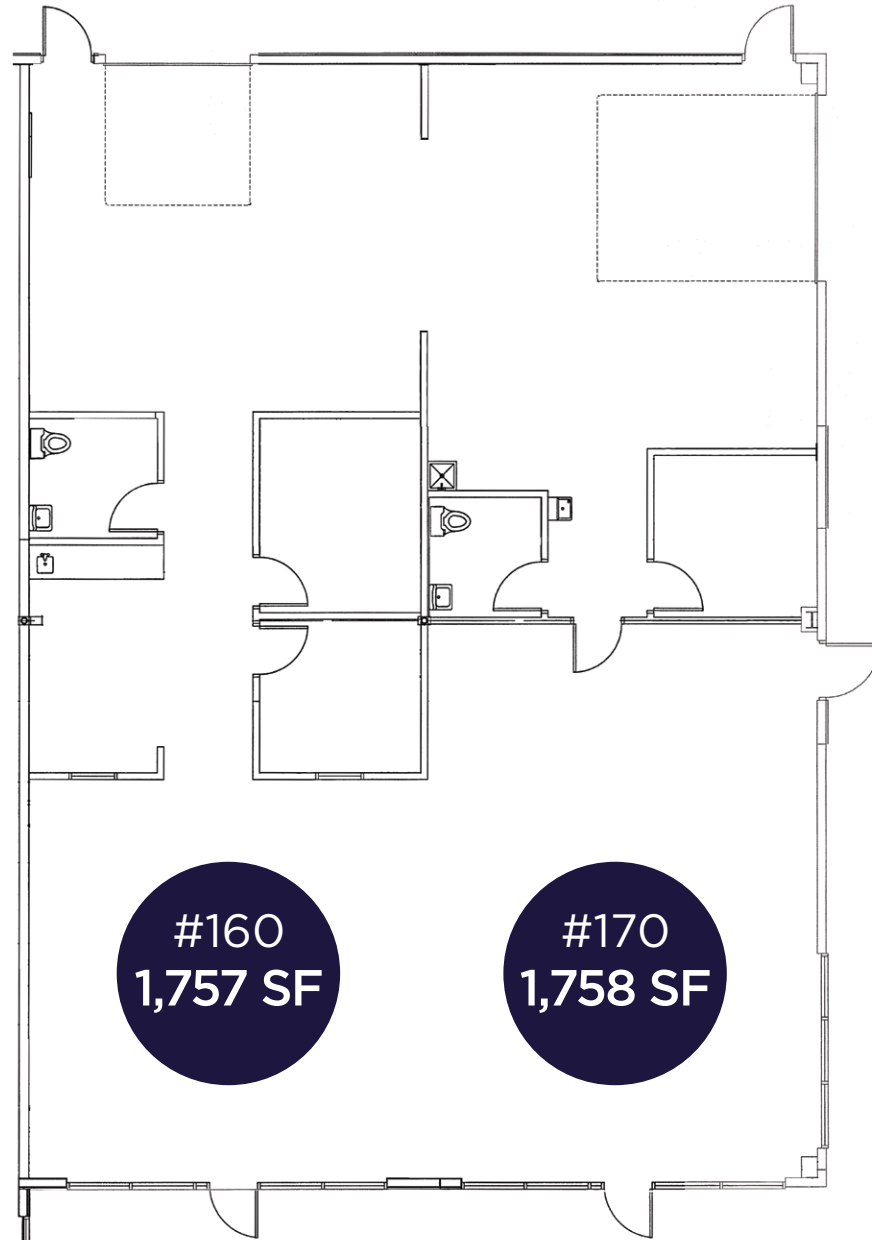
1 MILE	3 MILES	5 MILES
6,607	76,349	220,253



**AVERAGE  
HOUSEHOLD INCOME**

1 MILE	3 MILES	5 MILES
\$65,627	\$93,711	\$87,020

# FLOORPLAN

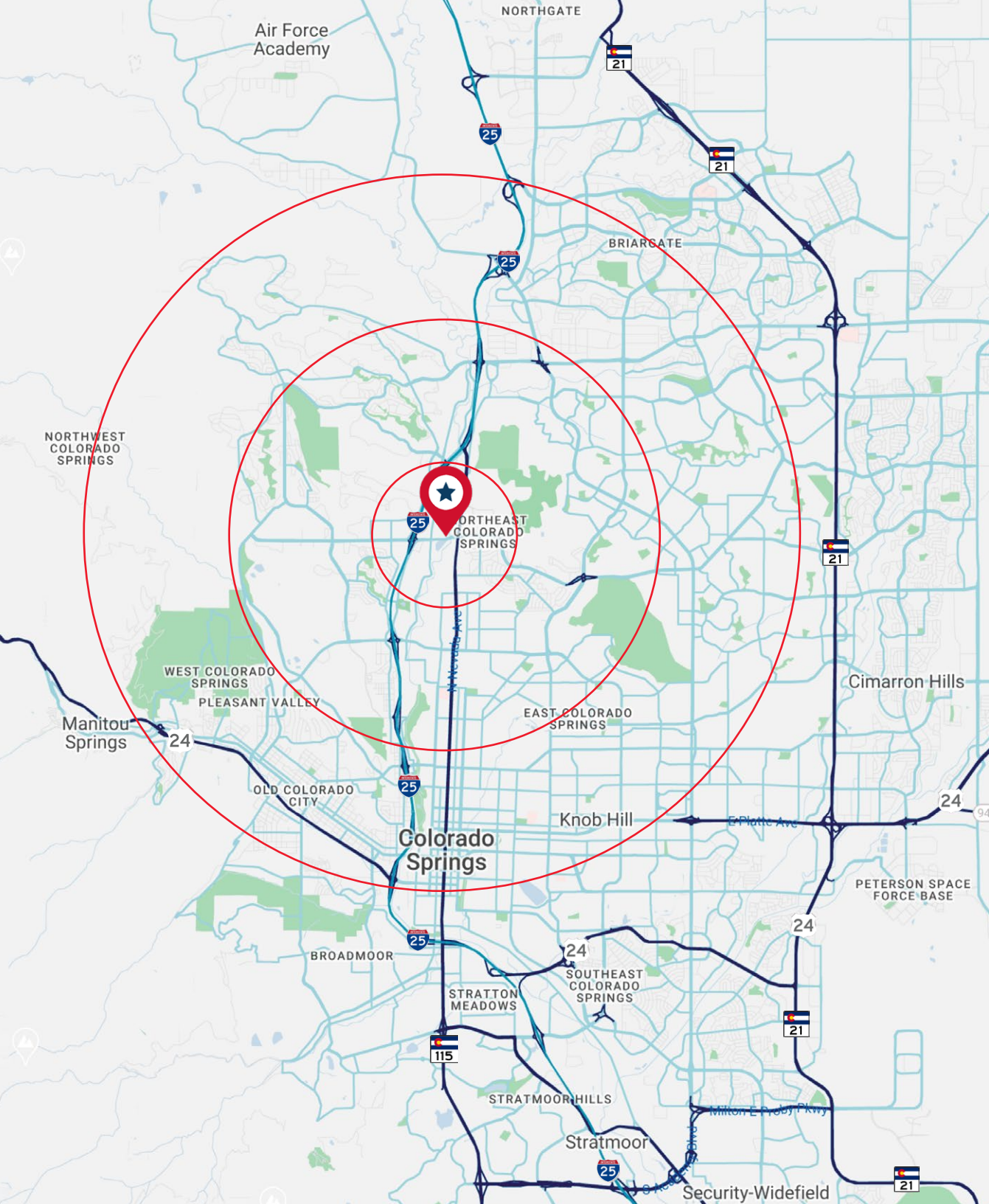


#160  
1,757 SF

#170  
1,758 SF

LEASE SEPARATELY OR COMBINED,  
UP TO 3,515 SF CONTIGUOUS. **AVAILABLE 11/1/24**





**CUSHMAN &  
WAKEFIELD**

**Colorado Springs  
Commercial**

## CONTACT INFO

**DAN RODRIGUEZ**

*Sr Managing Director*

+1 719 418 4068

[dan@coscommercial.com](mailto:dan@coscommercial.com)

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