

RETAIL SPACES FOR LEASE AT THE SOUTHERN CROSS SHOPPING CENTER



1801-1877 S Nevada Ave
Colorado Springs, CO 80906



PROPERTY DETAILS

- Anchored by Walgreens & Advance Auto Parts
- Excellent Visibility & Exposure on S Nevada Ave
- Monument Signage Tenant Panels Available on S Nevada Ave
- Strong Demographics & Traffic Counts
- Comparable Centers in the Area Prices at \$32-\$52 /SqFt all in
- Tenant Improvement Allowance Available for Good Credit Tenants
- Zoning: MX-M (Mixed Use - Medium)



AVAILABLE UNITS

1821 & 1847
(2,400 SF) (1,412 SF)



RATE

\$16.50-\$25/SqFt



NNN ESTIMATE (2025)

\$5.71

CONTACT

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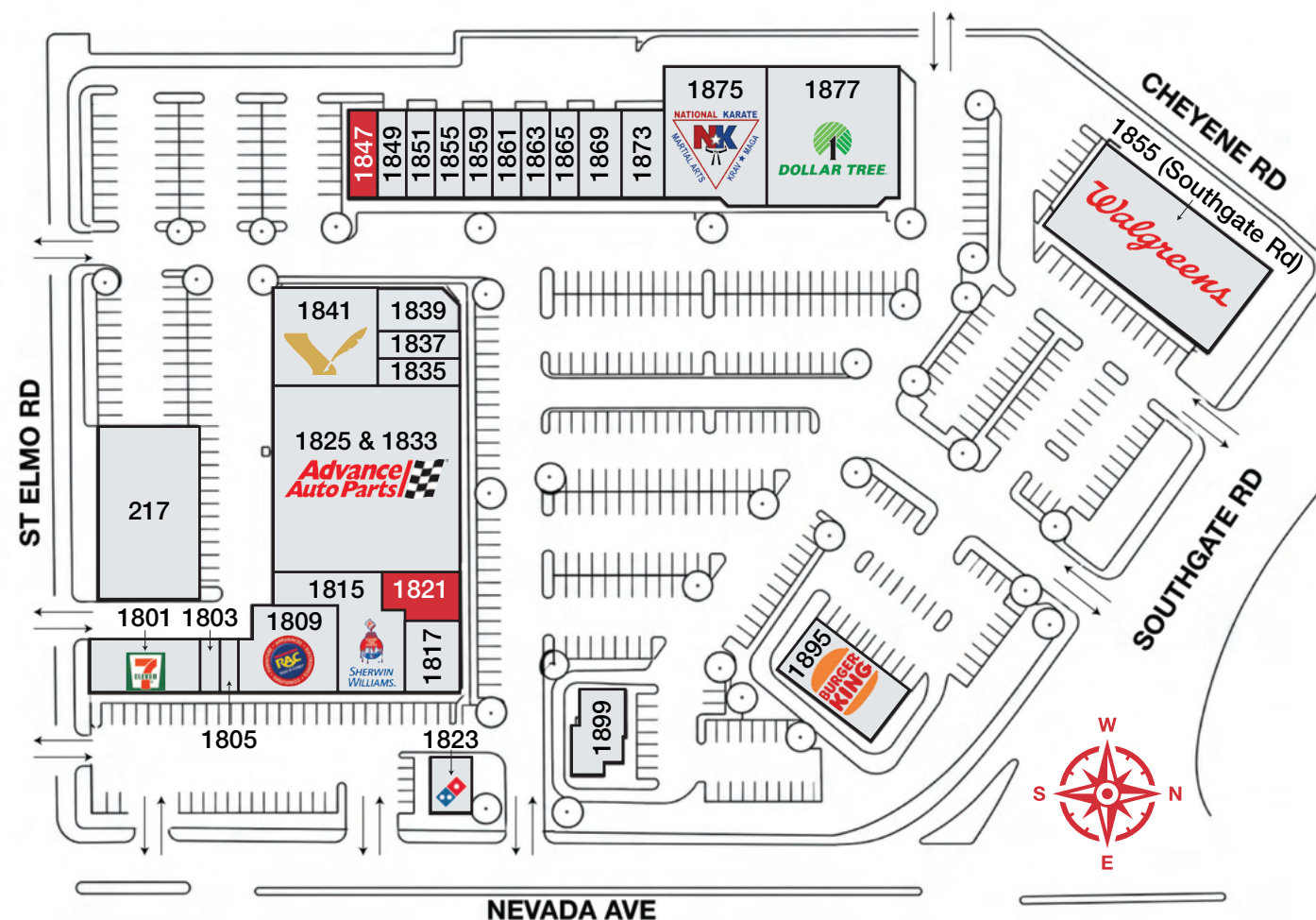
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TENANT DIRECTORY

217	Vapor Source
1801	7-Eleven
1803	Cricket
1805	Smoker Friendly
1809	Rent-A-Center
1815	Sherwin-Williams
1817	Yumz Indian Cuisine
1821	AVAILABLE 2,400 SqFt
1823	Dominos Pizza
1825	Advance Auto Parts
1833	Advance Auto Parts
1835	Any Lab Test Now
1837	H&R Block
1839	California Nails
1841	Cheyenne Mountain Charter Academy
1847	AVAILABLE 1,412 SqFt
1849	Aura Beauty Suites
1851	R&A Laundromat
1855	Southern Cross Dental
1855(S)	Walgreens
1859	Cellular
1861	Sushi Ring
1863	Diamond Barber
1865	La Vida Massage
1869	Angry Chicken
1873	Berges Jewelry
1875	Karate
1877	Dollar Tree
1895	Burger King
1899	Mexico Real





DEMOGRAPHICS

	1mi	3mi	5mi
Population	12,720	91,759	224,688
Households	5,966	40,573	92,819
Household Income	\$67,040	\$83,435	\$80,192

TRAFFIC COUNTS

	Vehicles Per Day
S Nevada Ave (N / S)	72,752 VPD
Southgate / E Cheyenne Rd	58,582 VPD
S Nevada / I-25	114,000 VPD

DETAILS

- Less than 2 minutes to nearest I-25 ramp
- 3 minutes to Downtown Colorado Springs
- Less than 5 minutes to the Broadmoor Hotel
- Adjacent to Southwest Power Center & Broadmoor Towne Center
- Draws customers from the Broadmoor neighborhood, Downtown, and Fort Carson
- Urban Renewal Area - site of new hotel, apartments, and more



Highland



SUBJECT PROPERTY

N NEVADA AVE

S NEVADA AVE

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