

# VENETIAN VILLAGE

3029-3123 N. HANCOCK AVE. COLORADO SPRINGS, CO 80907

FOR LEASE



UNDER NEW OWNERSHIP

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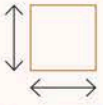
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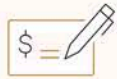


# OFFERING SUMMARY



## AVAILABLE SF:

Various Suites Available  
1,260-5,558 SF



## LEASE RATE:

Ask Broker



## NNN's:

\$5.15 SF/yr



## ZONING:

MX-M

# AREA DEMOGRAPHICS

## 1 MILE

Total Households | **5,008**  
Total Population | **11,076**  
Average HH Income | **\$52,590**

## 5 MILES

Total Households | **111,160**  
Total Population | **255,487**  
Average HH Income | **\$59,261**

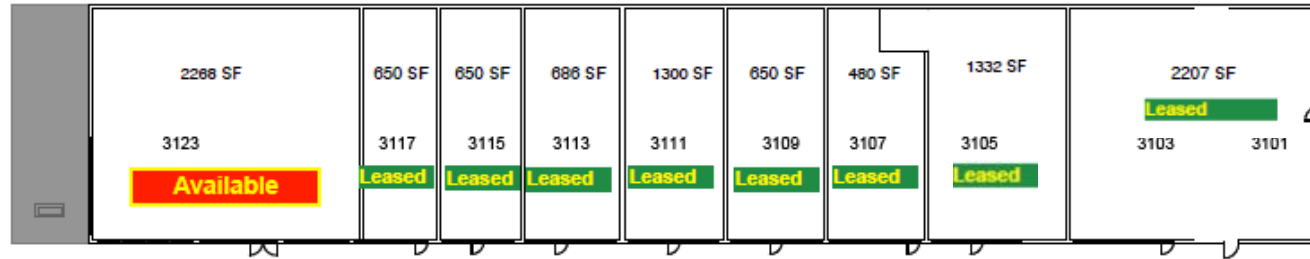
## 3 MILES

Total Households | **40,685**  
Total Population | **90,692**  
Average HH Income | **\$55,829**

Traffic Count E. Fillmore St. & Hancock Ave.  
W: 36,724 VPD



# SITE PLAN & HISTORY



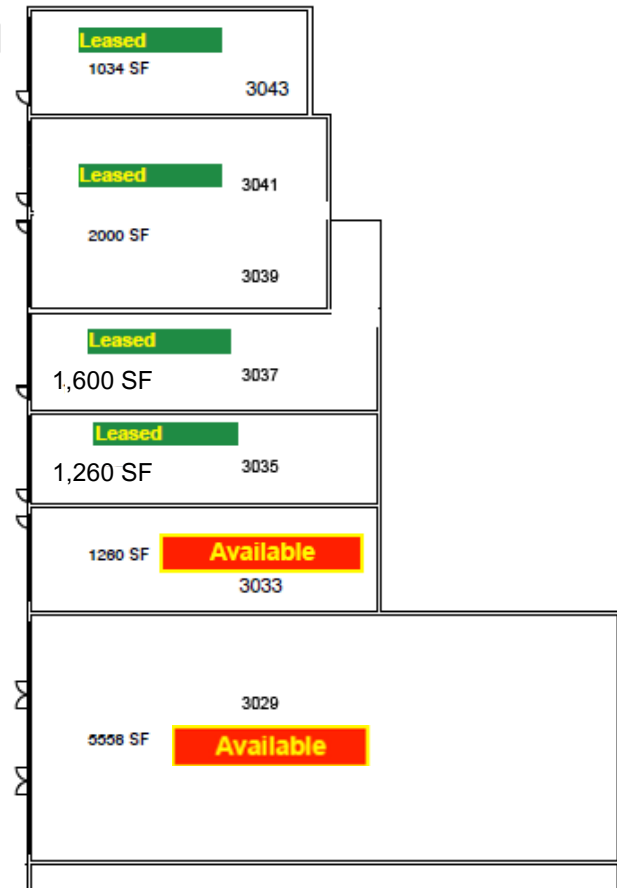
Papeton, Colorado was a coal mining town with a rich history in Colorado Springs. Now known as the Venetian Village area, Papeton was named after banker and broker John H. Pape.

The town was originally inhabited by Southern European immigrants, many Italian, who came to Colorado at the turn of the 20th century.

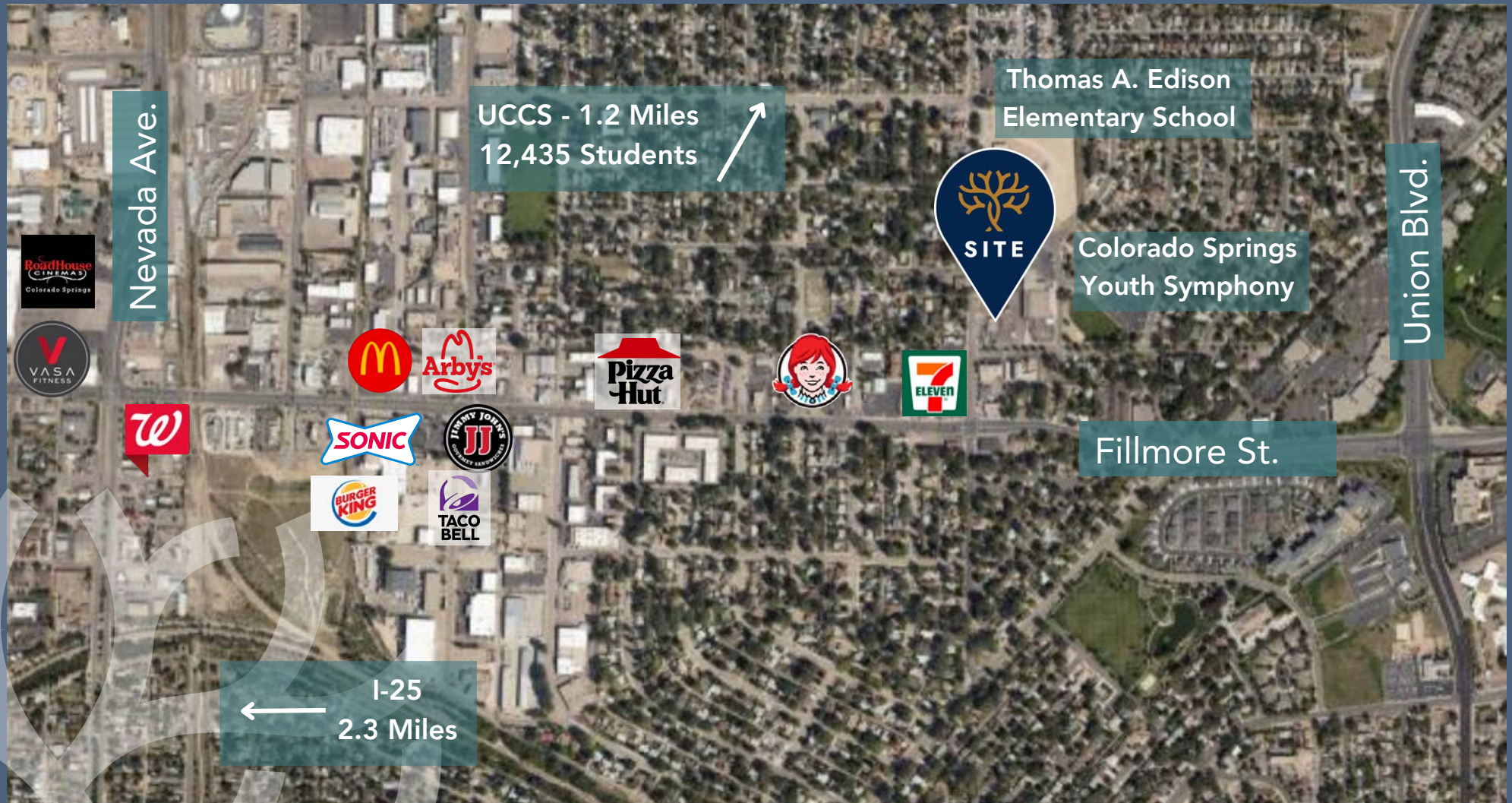
Papeton was bounded by the present El Paso Street, Templeton Gap Road, and Fillmore Street; and had a steel company, a power plant, farms and a large greenhouse. Nick Venetucci worked on the family farm in Papeton, where his Italian-born father was a coal-miner.

The Venetian Village subdivision was established in 1954, and The Venetian shopping center was the original shopping center in the neighborhood serving area residents for decades. It included several local shops, and the area's first Albertsons grocery store.

The vision for The Venetian retail center is to help carry on the rich history of the area by creating a neighborhood center that serves the local community like it was originally intended to







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