

Retail/Office For Lease

1431 West Colorado Ave

Colorado Springs, CO 80904

Join
Old Colorado City Liquor



PROPERTY SUMMARY

1431 West Colorado Avenue is a free-standing building on the corner of West Colorado Avenue and 15th Street in Old Colorado City. The space available was recently renovated and is ideal for storefront retail or office space. Highly sought after parking lot.

SHOPPING CENTER FEATURES

BUILDING SIZE	8,456 SF
AVAILABLE SPACE	1,850 SF
LEASE RATE (Modified Gross)	\$18.00 PSF
ZONING	C-5

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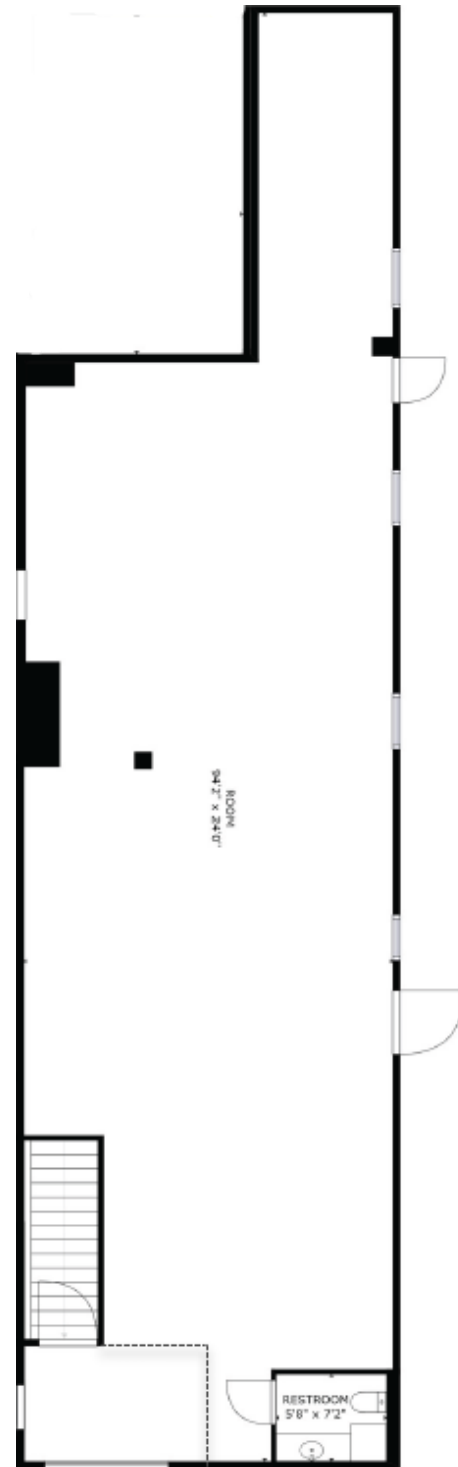


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Floor Plan
1,850 SF



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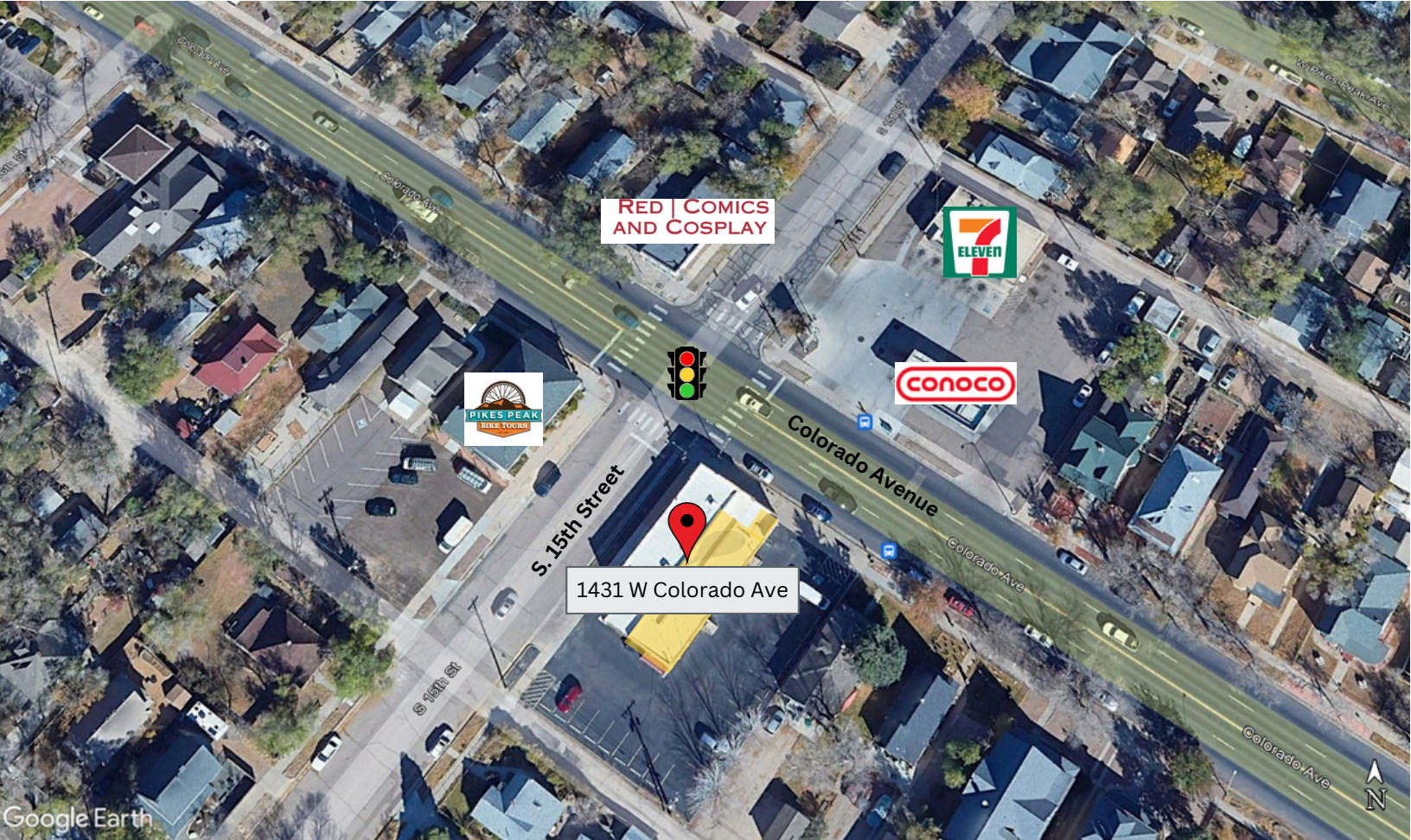
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DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2023 POPULATION	12,582	73,060	173,721
HOUSEHOLDS	6,181	35,504	80,112
AVE HH INCOME	\$77,479	\$80,968	\$79,913

COMBINED TRAFFIC COUNTS				
W Colorado Ave	S 15th St NW	15,347	VPD	2022

*Sourced by CoStar

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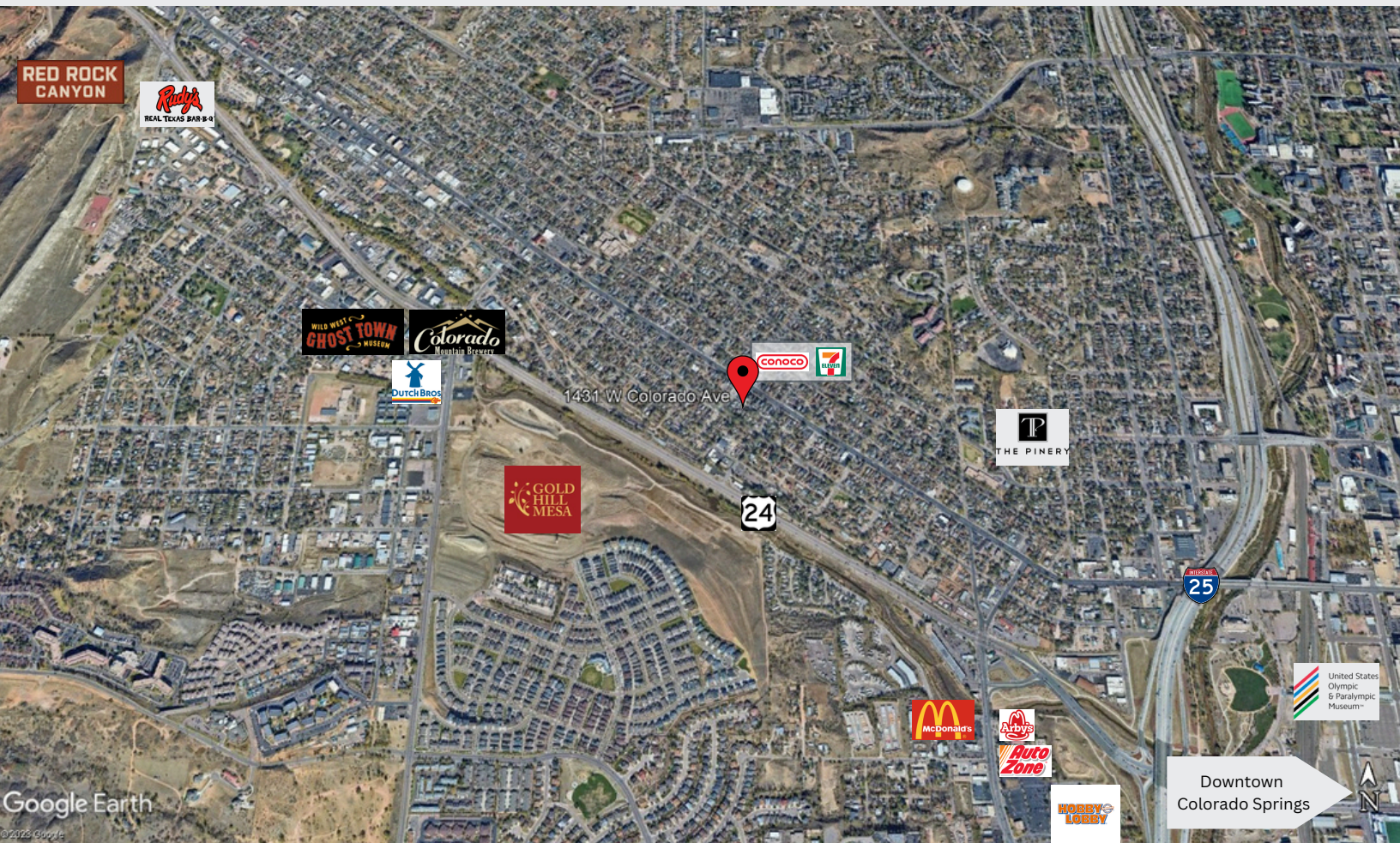


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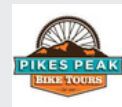
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**OLD COLORADO CITY
LIQUOR**



**CABINETS
TO GO**



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