



AVAILABLE 1,280 – 2,802 SF

LEASE RATE \$16.50 - \$25.00 PSF

NNN \$5.71 PSF

ZONING MX-M

GLA 73,423 SF

- 1801-1877 S Nevada Ave
Colorado Springs, CO 80906
- Anchored by Walgreens, & Advance Auto Parts
- Excellent Visibility & Exposure on S Nevada Ave
- Strong Demographics & Traffic Counts
- Comparable centers in the area priced at \$32 - \$52 PSF all in
- Tenant Improvement Allowance available for good credit tenants

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NAI Highland, LLC

Two North Cascade Avenue, Suite 300

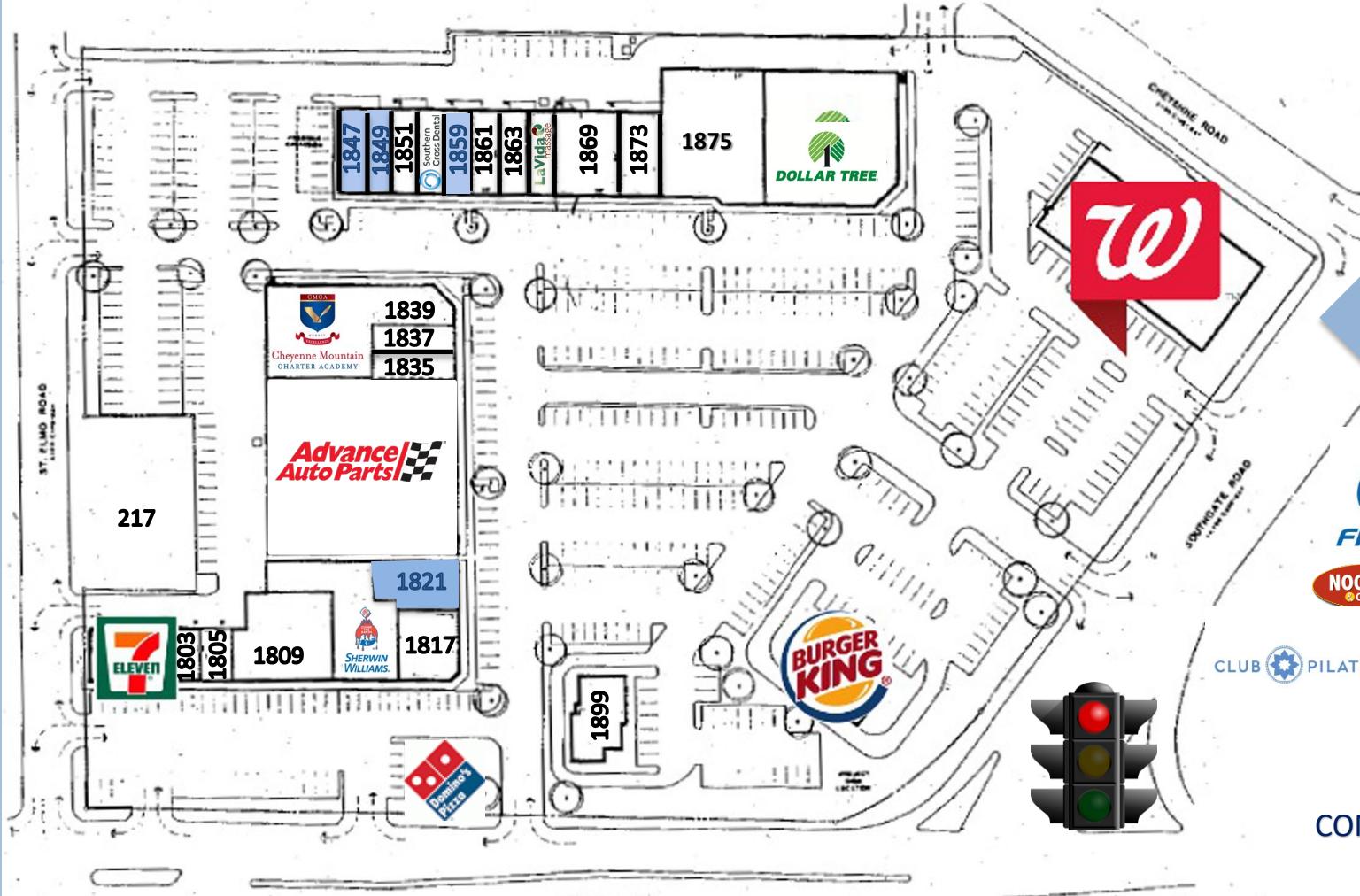
Colorado Springs, CO 80903

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www.highlandcommercial.com

07/30/2025

Retail Space Available for Lease



\$16.50 - \$25.00 PSF, NNN

Broadmoor Town Center
(not a part)



BED BATH &
BEYOND



COMING SOON **SPROUTS**
FARMERS MARKET

1801 - 7-Eleven

1803 - Cricket

1805 - Smoker Friendly

1809 - Rent-A-Center

1815 - Sherwin-Williams

1817 - Yumz Indian Cuisine

1821 - Available (2,400 SF)

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 SF)

*1849 - Available (1,390 SF)

***Spaces can be combined for 2,802 SF**

1851 - R & A Laundromat

1855 - Southern Cross Dental

1855 - Walgreens

1859 - Turn-Key Dry Cleaner
Available (1,280 SF)

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 - Rancho Alegre

217 - Vapor Source



SCAN ME

- Less than 2 minutes drive time to I-25, 3 minutes to Downtown
- Easy Access- Ingress / Egress
- Signalized Intersection
- Less than 5 Minutes to the Broadmoor Hotel
- Adjacent to Southwest Power Center: Broadmoor Town Center
- Draws customers from the neighborhoods of Broadmoor, Ivywild, Downtown, Fort Carson and many others.
- Urban Renewal Area- Site of new Hotel, Apartments and more



Demographics (2024)

	1 - Mile	3 - Mile	5 - Mile
Total Population	12,720	91,759	224,688
Total Households	5,966	40,573	92,819
Average HH Income	\$67,040	\$83,435	\$80,192

Traffic Counts

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