

Retail for Lease

Barnes Center

4775 Barnes Road
Colorado Springs, CO 80917

AVAILABLE



PROPERTY SUMMARY

Discover an exceptional retail opportunity in a highly visible and well-established commercial corridor at **4775 Barnes Road**, located in the vibrant Village Seven neighborhood in Colorado springs.

This site offers effortless access to Powers Blvd and Academy Blvd, providing seamless connectivity across the city.

Tenants benefit from ample parking, great signage, visibility, and a stable neighborhood trade area.

PROPERTY FEATURES

TOTAL BUILDING SIZE	23,727 SF
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AVAILABLE SPACE

• Suite 0	1,231 RSF
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LEASE RATE NNN	\$16.00 PSF NNN
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OPERATING EXPENSE (2026 Est.)	\$6.19
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ZONING	MX-M CU AO
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YEAR BUILT/RENOVATED	1985
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UNIT	TENANT	RSF
4775-A	A Furry Affair	1,024
4775-B	Tiger's Tooth Tattoo	608
4775-C	Kari's Salon	816
4775-D	Kids Can Draw	816
4775-E, F, G, J	Tabula Rasa Braziliam Jiu-Jitsu	3,375
4775-K, L, M	Barber Family Counseling	3,536
4785-O	AVAILABLE	1,231
4785-P	La Conchita Mexican Food	1,632

UNIT	TENANT	RSF
4785-Q, R, S	Rizuto's Ice Cream	3,329
4785-T, U	Fundamental Medical Training	2,629
4785-V	Blessings Alterations	971
4795-H	New China Kitchen 2	3,000
4795-I	Diamond Rock Salon & Barber	600
KIOSK	Humble Coffee	160
PRKLOT	Southern Veterinary Partners	

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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2025 POPULATION	16,532	131,017	290,256
HOUSEHOLDS	6,756	51,200	113,055
AVE HH INCOME	\$95,923	\$110,535	\$107,697

COMBINED TRAFFIC COUNTS

Barnes Rd	Oro Blanco Dr W	19,005	VPD	2025
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*Sourced by CoStar

