

RETAIL SPACE FOR LEASE

Murray Square

521 - 685 N MURRAY BLVD., COLORADO SPRINGS, CO 80915



TENANT INCENTIVE!! 2 MONTHS FREE RENT IF LEASE SIGNED BY 11/30/25

MURRAY SQUARE is a Walmart anchored neighborhood shopping center located at the lighted corner of Platte Avenue and Murray Boulevard, one of the busiest intersections in Colorado Springs.

- Three end cap spaces available
- Ample parking
- Great visibility and access
- Surrounded by densely populated neighborhoods
- Anchor Tenants: Walmart Neighborhood Market and Pikes Peak Library District Ruth Holley Branch.



41,257 VPD ON PLATTE AVE

15,814 VPD ON MURRAY BLVD

SHOPPING CENTER SIZE: 90,797 SF (6 Buildings)

AVAILABLE SPACE:

- Suite 593: 3,400 SF
- Suite 595: 3,240 SF
- Suite 593 & 595 Combined: 6,640 SF
- Suite 623: 1,497 SF
- Suite 659: 2,287 SF

LEASE RATE: \$12.00 / SF NNN

NNN EXPENSES: \$6.65 / SF (2025 Est.)

YEAR BUILT: 1979

ZONING: C6 P AO APZ2 / MX-L

PARKING: 640 Surface Spaces



CHRIS SHIRLEY
cshirley@olivereg.com
C: 719-663-9012

JEREMY SHIRLEY
jeremys@olivereg.com
O: 719-598-3000

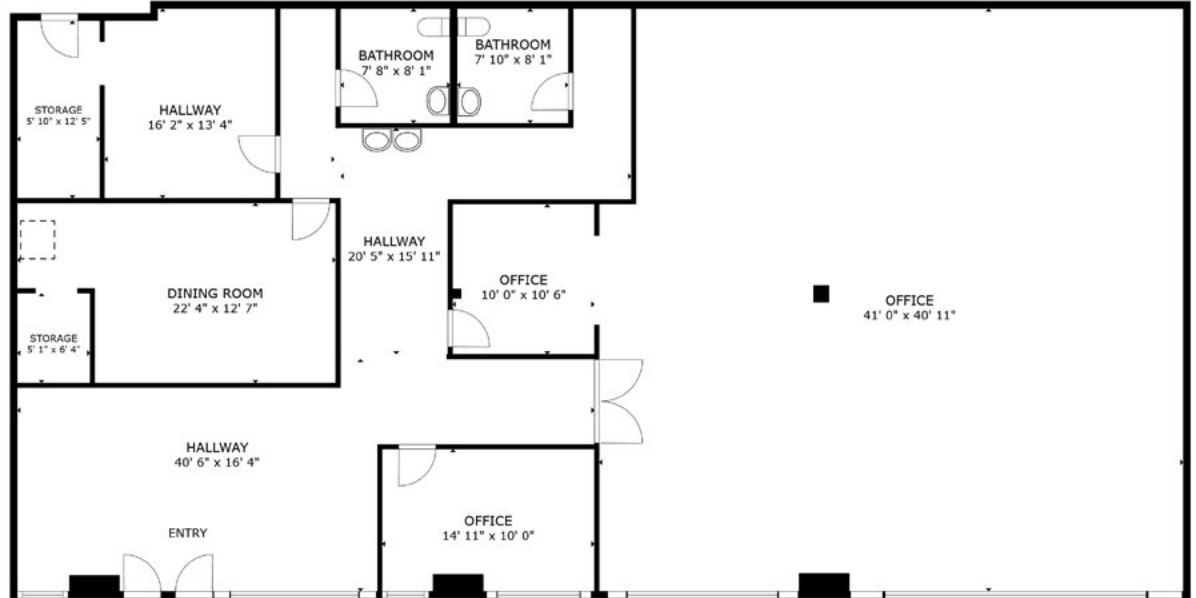
MIKE SCRUGGS
mscruggs@olivereg.com
O: 719-598-3000



593 N MURRAY BLVD

3,400 SF AVAILABLE

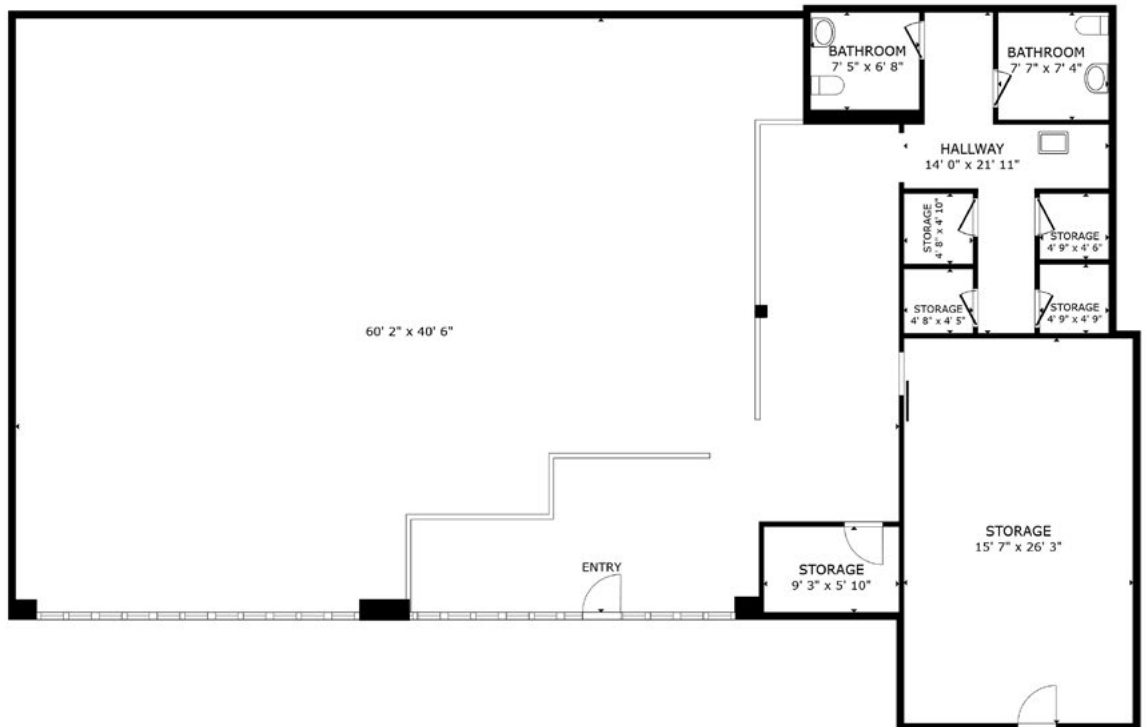
CURRENT CHURCH LAYOUT



595 N MURRAY BLVD

3,240 SF AVAILABLE

CURRENT MMA LAYOUT



RETAIL SPACE FOR LEASE Murray Square

521 - 685 N MURRAY BLVD., COLORADO SPRINGS, CO 80915



ADDRESS	TENANT
521 N Murray Blvd	Daniel's Tires
535 N Murray Blvd	Heizer Hail Repair
589 N Murray Blvd	2Nutritious Smoothie Bar
591 N Murray Blvd	Linda's Tailoring
593 N Murray Blvd	3,400 SF AVAILABLE 
595 N Murray Blvd	3,240 SF AVAILABLE 
609 N Murray Blvd	Murray Street Darts
619 N Murray Blvd	Johnny's Barber Shop

ADDRESS	TENANT
623 N Murray Blvd	1,497 SF AVAILABLE 
635 N Murray Blvd	Walmart
641 N Murray Blvd	Hector's Beauty Salon & Barber Shop
645 N Murray Blvd	Subway
653 N Murray Blvd	All Washed Laundry
657 N Murray Blvd	Lovely Nails
659 N Murray Blvd	2,287 SF AVAILABLE 
685 N Murray Blvd	Pikes Peak Library District

CHRIS SHIRLEY
cshirley@oliverreg.com
C: 719-663-9012

JEREMY SHIRLEY
jeremys@oliverreg.com
O: 719-598-3000

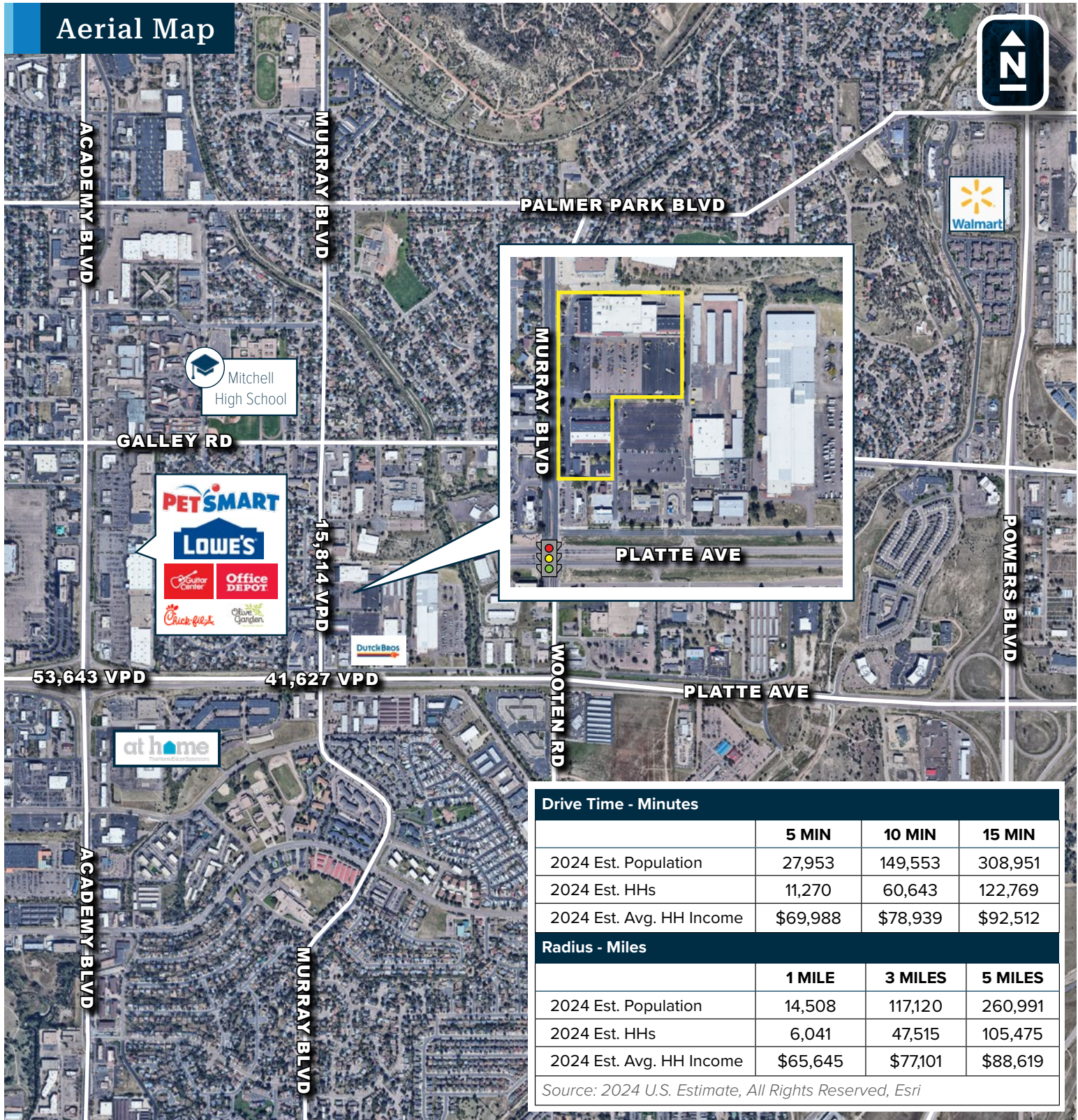
MIKE SCRUGGS
mscruggs@oliverreg.com
O: 719-598-3000



OLIVE
REAL ESTATE GROUP

RETAIL SPACE FOR LEASE Murray Square

521 - 685 N MURRAY BLVD, COLORADO SPRINGS, CO 80915



102 N Cascade Ave, Suite 250, Colorado Springs, CO 80903 | t. 719.598.3000 www.olivereg.com

Olive Real Estate Group. Copyright 2025. Reproductions are legally prohibited without written consent.

Information contained herein, while not guaranteed, is from sources we believe to be reliable. Prices, terms and information subject to change.