

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 03/31/26

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.

- 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

LEASE RATE: \$12.00 / SF NNN

NNN EXPENSES: \$6.62 / SF (2026 Est.)

YEAR BUILT: 1979

ZONING: C6 P AO APZ2 / MX-L

PARKING: 640 Surface Spaces



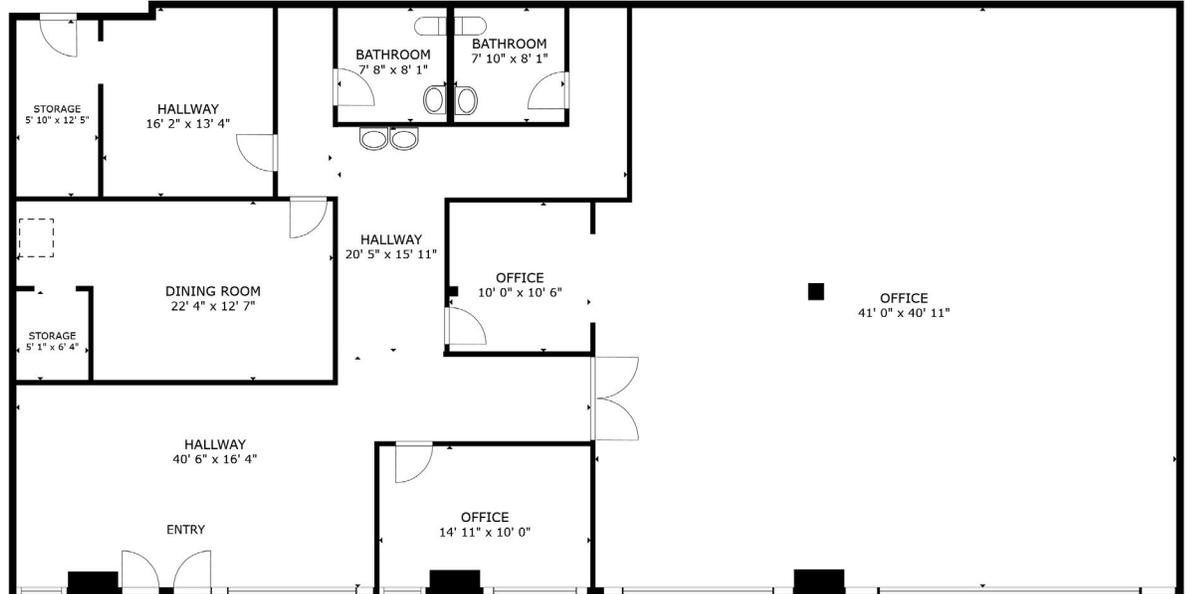
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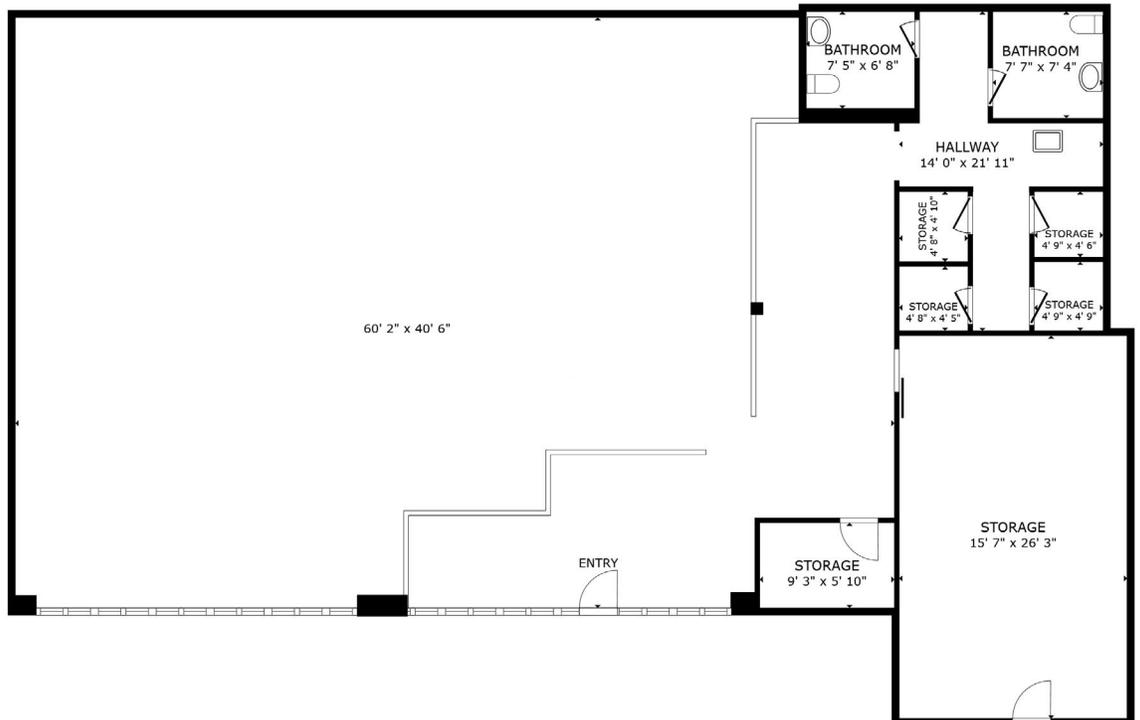
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593 N MURRAY BLVD
3,400 SF AVAILABLE
CURRENT CHURCH LAYOUT



595 N MURRAY BLVD
3,240 SF AVAILABLE
CURRENT MMA LAYOUT



RETAIL SPACE FOR LEASE Murray Square

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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	Sunstone Tattoo
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	Murray Smoke & Vape
685 N Murray Blvd	Pikes Peak Library District

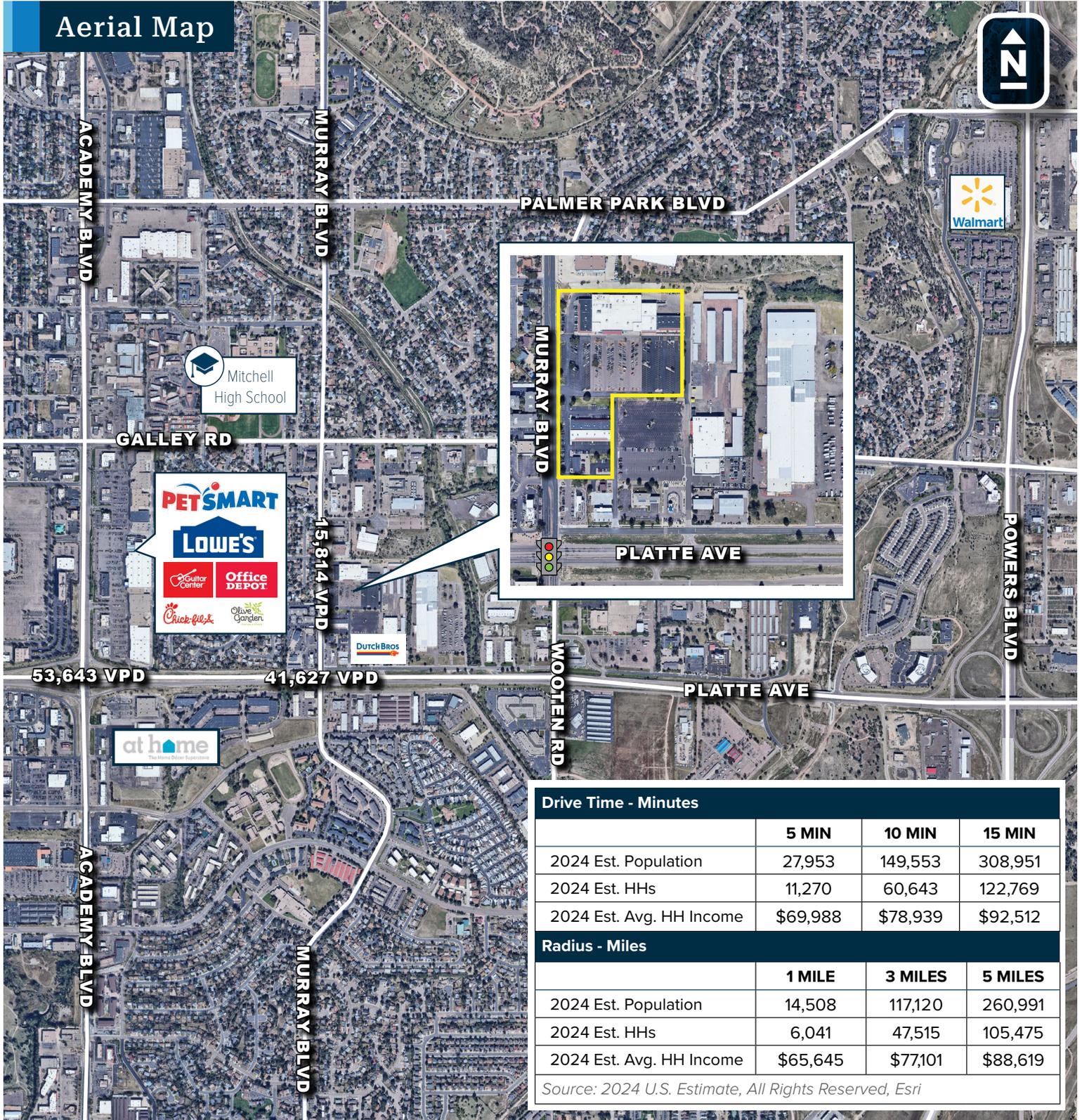
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Aerial Map



Drive Time - Minutes			
	5 MIN	10 MIN	15 MIN
2024 Est. Population	27,953	149,553	308,951
2024 Est. HHs	11,270	60,643	122,769
2024 Est. Avg. HH Income	\$69,988	\$78,939	\$92,512
Radius - Miles			
	1 MILE	3 MILES	5 MILES
2024 Est. Population	14,508	117,120	260,991
2024 Est. HHs	6,041	47,515	105,475
2024 Est. Avg. HH Income	\$65,645	\$77,101	\$88,619

Source: 2024 U.S. Estimate, All Rights Reserved, Esri