

# Retail For Lease

## Westside Plaza

1915 - 1973 West Uintah Street  
Colorado Springs, CO 80904



## PROPERTY SUMMARY

**Westside Plaza** is a prominent retail center conveniently located on a prime west side retail corner at 19th Street and West Uintah Street. It has quick access to I-25 and Downtown Colorado Springs.



## SHOPPING CENTER FEATURES

<b>BUILDING #1</b>	8,073 SF
<b>BUILDING #2</b>	13,639 SF

AVAILABLE SPACE	SIZE	LEASE RATE
<b>BUILDING #1</b>		
• Suite 1969	4,504 SF	\$14.00 PSF NNN
• Suite 1973	3,569 SF	\$14.00 PSF NNN

<b>OPERATING EXPENSES</b>	\$4.71 PSF (Est. 2024)
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<b>YEAR BUILT</b>	1980
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<b>ZONING</b>	C5
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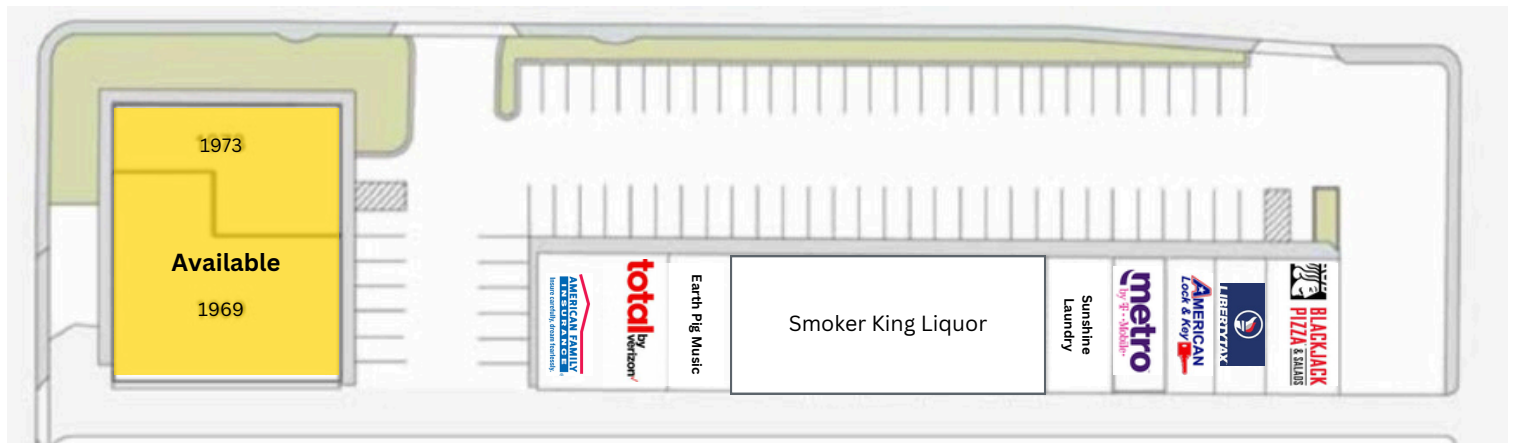
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Suite	Tenant	RSF
1915	Blackjack Pizza	1,632 SF
1919	Liberty Income Tax	1,200 SF
1923	American Lock & Key	1,200 SF
1927	Metro PCS	1,250 SF
1931	Sunshine Laundry	1,200 SF
1935-1939	Smoker King Liquor	3,582 SF

Suite	Tenant	RSF
1953	Earth Pig Music	1,200 SF
1955	Total by Verizon	1,493 SF
1957	American Family Insurance	882 SF
<b>1969</b>	<b>AVAILABLE</b>	<b>4,504 SF</b>
<b>1973</b>	<b>AVAILABLE</b>	<b>3,569 SF</b>

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### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>2023 POPULATION</b>	11,953	71,595	165,138
<b>HOUSEHOLDS</b>	5,810	34,537	76,353
<b>AVE HH INCOME</b>	\$75,697	\$82,667	\$79,779

### COMBINED TRAFFIC COUNTS

<b>W Uintah Street</b>	<b>N 19th St West</b>	18,386	VPD	2022
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\*Sourced by CoStar

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