



FOR LEASE

THE PAONIA CENTER

1535-1553 Paonia St.
Colorado Springs, CO 80915



PRICE REDUCTION!



PROPERTY

overview

Beautifully maintained Light Industrial suites located in South East Colorado Springs. Offering easy access to North Powers Blvd, these units are equipped with over head doors, and new interior finishes. Contact Broker to set up a tour today!

Spaces Available:

Suite:	1553
Available SF:	1,512 SF
Lease Rate:	\$11/SF/YR
NNN:	\$4.48/SF/YR (2026 Est.)
Suite:	1535-1537
Available SF:	5,540 SF
Lease Rate:	\$10/SF/YR
NNN:	\$4.48/SF/YR (2026 Est.)

Information contained herein, while not guaranteed, is from sources we believe reliable. Price, terms and conditions are subject to change without notice. Thrive Commercial Partners acting as Landlord's/Seller's Agent: A Landlord's/Seller's agent works solely on behalf of the Landlord/Seller to promote the interests of the Landlord/Seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as the advocate for the Landlord/Seller.

CONTACT US

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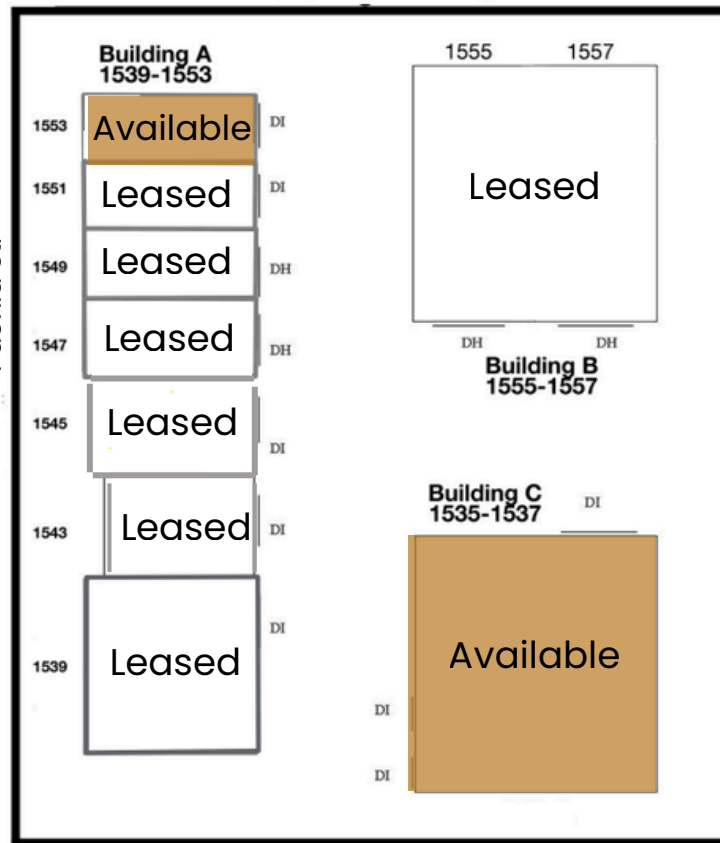
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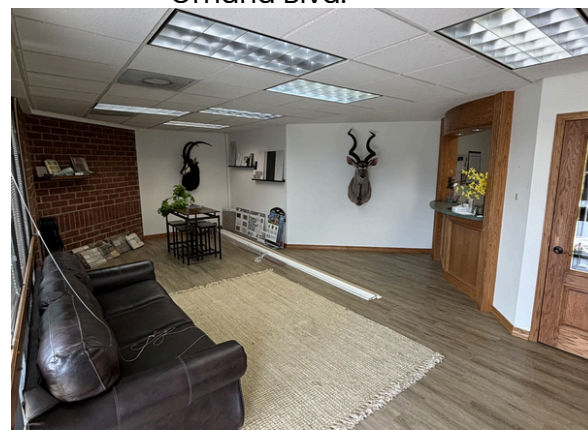
SITE PLAN & Aerial Map



Paoia St.



Omaha Blvd.



AREA demographics

1 MILE

Total Households	4,195
Total Population	10,530
Average HH Income	\$71,398

3 MILES

Total Households	36,853
Total Population	96,307
Average HH Income	\$75,186

5 MILES

Total Households	95,930
Total Population	245,245
Average HH Income	\$75,112

TRAFFIC COUNTS(Powers Blvd. and Omaha Blvd.): 54,004 VPD

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