

RETAIL SPACE FOR LEASE

Uintah Station

1625-1635 W UINTAH ST., COLORADO SPRINGS, CO 80904



Property Description

AVAILABLE SPACE FOR LEASE:

1625 W UINTAH ST.
Second Generation Office 1,032 SF

1635 W UINTAH ST.
Retail / Office 1,000 SF

LEASE RATE: \$14.00 - \$18.00 / SF NNN

NNN EXPENSES (2026 Est.): \$7.00 / SF

TOTAL CENTER SIZE: 20,606 SF

- Excellent visibility and access to Uintah Street with convenient and easy access to I-25 and U.S. Hwy 24, the Central Business District and Old Colorado City
- Adjacent to great traffic generator Mountain Mamas Natural Foods, Wag N' Wash, and Pet Emergency Clinic
- Tenant finish negotiable

Demographics

Radius - Miles

	1 Mile	3 Mile	5 Mile
2025 Est. Population	10,750	79,315	179,129
2025 Est. Households	4,929	37,243	80,776
2025 Est. Avg. HH Income	\$93,236	\$99,668	\$96,583

Drive Time - Minutes

	5 Min	10 Min	15 Min
2025 Est. Population	17,442	103,255	275,129
2025 Est. Households	7,667	48,256	118,613
2025 Est. Avg. HH Income	\$98,028	\$92,457	\$98,035

Traffic Counts (ADT 2025)

W Uintah St at Calera Dr E	24,235 VPD
W Uintah St at Mesa Rd NE	21,339 VPD

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Aerial Map



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