

# Uintah Gardens

1750 W Uintah St | Colorado Springs, CO 80904



## AVAILABLE

1,998 - 14,800 SF

## PRICE

Call Broker

## NNN

\$4.08/SF

## ABOUT THE PROPERTY

- Join King Soopers at this busy neighborhood intersection
- Exceptional tenant mix
- Ample parking
- Vacancies limited and strong barriers to entry
- Former bank location

## TRAFFIC COUNTS

Uintah St: w/o 17th St	18,338 VPD
Uintah St: e/o 17th St	26,000 VPD
Year: 2024   Source: Esri	

## CONTACT

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**Joe Beck** | 303.295.4835 | joe.beck@srsre.com

## JOIN THESE RETAILERS



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	10,595	75,384	171,968
Daytime Population	9,795	107,928	227,801
Avg. Household Income	\$90,875	\$100,957	\$97,676
Estimated Households	5,152	35,375	77,680
Year: 2024   Source: Esri			



**SITE**

Manitou Springs Middle School

Stratton Elementary School

John J. Audubon Elementary School

Steele Elementary School

Roy J. Wasson Academic Campus

The Citadel Mall

Galileo School-Math & Science

North Middle School

Richard C. Bristol Elementary School

UCHealth Memorial Hospital Central

West Middle School

Midland Elementary School

Colorado School for the Deaf and the Blind

Adams Elementary School

Broadmoor Towne Center

The Vanguard School

Gold Camp Elementary School

Skyway Park Elementary School

Cheyenne Mountain High School

Cheyenne Mountain Junior High School

Monterey Elementary School



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W Uintah St

Former Restaurant Space with Grease Trap & Hood

Suite	Tenant	SF
1	AVAILABLE	2,020
2	Great Clips	1,169
3	OneMain Financial	2,211
4	Queen Liquor	3,000
5	King Soopers	73,814
6	AVAILABLE	1,998
7	AVAILABLE	3,151
8	Dollar Tree	11,250
9	Nail Tech	1,750
10	AVAILABLE	2,000
11	COMING SOON	14,800
12	Five Below	10,459
13	Petco	15,149
14	Ace Hardware	14,641
15	Arc Thrift Store	35,858
16	Marickio's Auto	2,987
17	Walgreens	14,560
18	King Soopers Fuel	3,957

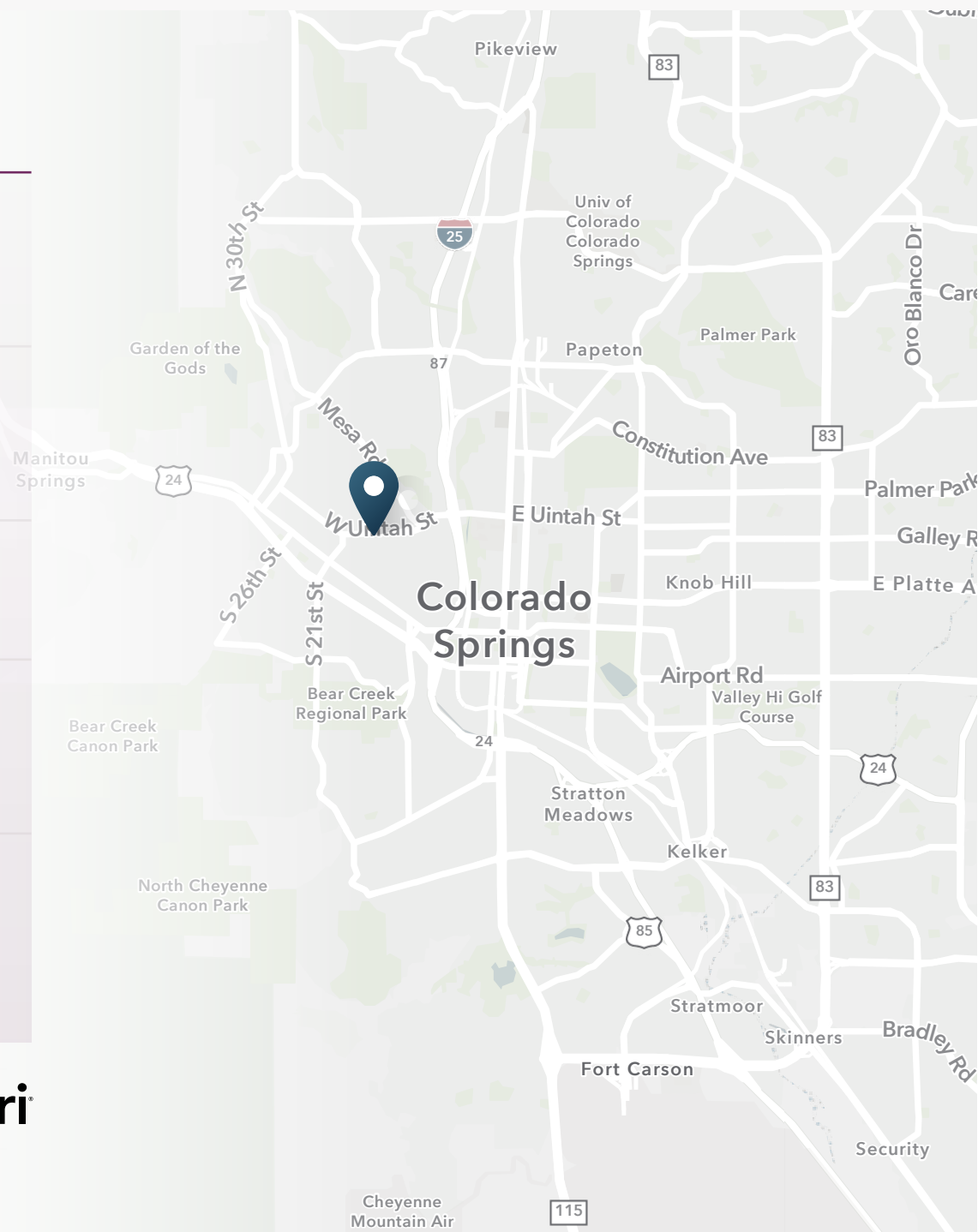
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## DEMOGRAPHIC HIGHLIGHTS

Population	1 Mile	3 Miles	5 Miles
2024 Estimated Population	10,595	75,384	171,968
2029 Projected Population	10,406	80,250	176,200
Projected Annual Growth 2024 to 2029	-0.36%	1.26%	0.49%
Daytime Population			
2024 Daytime Population	9,795	107,928	227,801
Workers	5,554	73,645	147,089
Residents	4,241	34,283	80,712
Income			
2024 Est. Average Household Income	\$90,875	\$100,957	\$97,676
2024 Est. Median Household Income	\$63,307	\$69,250	\$68,352
Households & Growth			
2024 Estimated Households	5,152	35,375	77,680
2029 Projected Households	5,117	38,424	80,858
Projected Annual Growth 2024 to 2029	-0.14%	1.67%	0.81%
Race & Ethnicity			
2024 Est. White	78%	77%	71%
2024 Est. Black or African American	3%	4%	5%
2024 Est. Asian or Pacific Islander	1%	2%	3%
2024 Est. American Indian or Native Alaskan	1%	1%	1%
2024 Est. Other Races	17%	16%	19%
2024 Est. Hispanic	17%	15%	19%



SOURCE esri



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