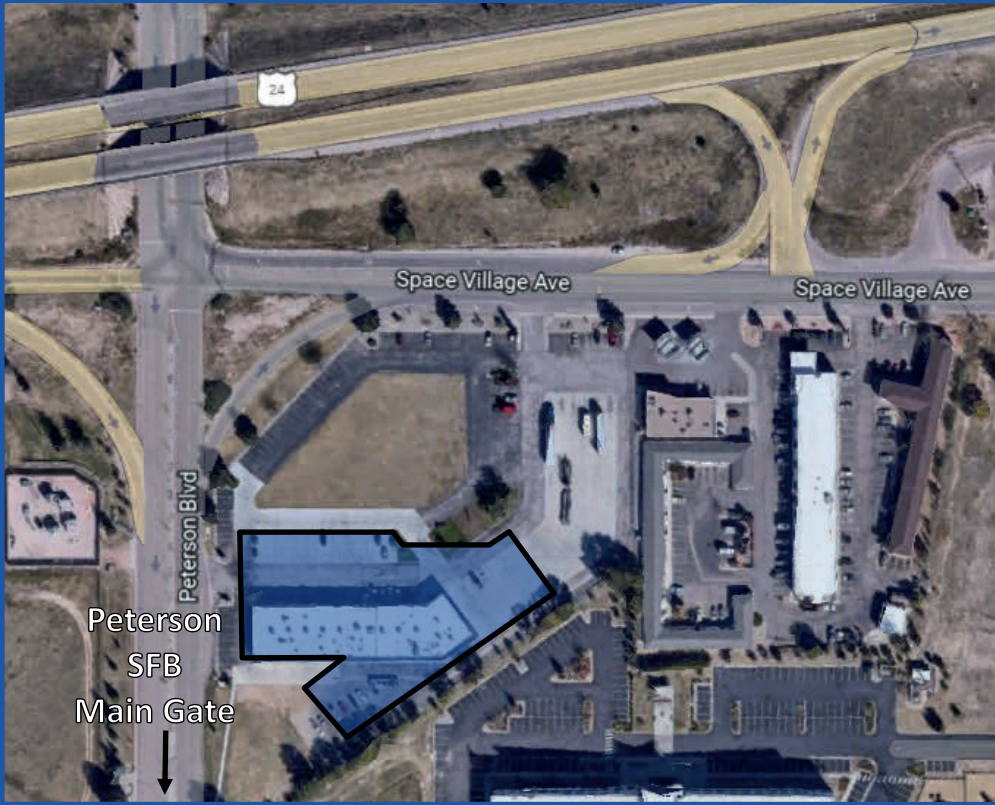


# Retail Space For Lease

**SPACE VILLAGE  
6809 SPACE VILLAGE AVENUE  
COLORADO SPRINGS, CO 80915**



## Retail Spaces

\*\*\*\*\*

Unit # 6809 - 1,600 SF

Unit # 6823 - 1,440 SF

Rate: \$25.00 NNN

Estimated NNN - \$8.40 PSF

- ◆ Retail Spaces Available
- ◆ Prime Location at Entrance to Peterson Space Force Base Main Gate
- ◆ Great Exposure to Highway 24
- ◆ Pad Sites for Lease or Sale
- ◆ Zoning: C-1
- ◆ Over 50,000 Cars Per Day

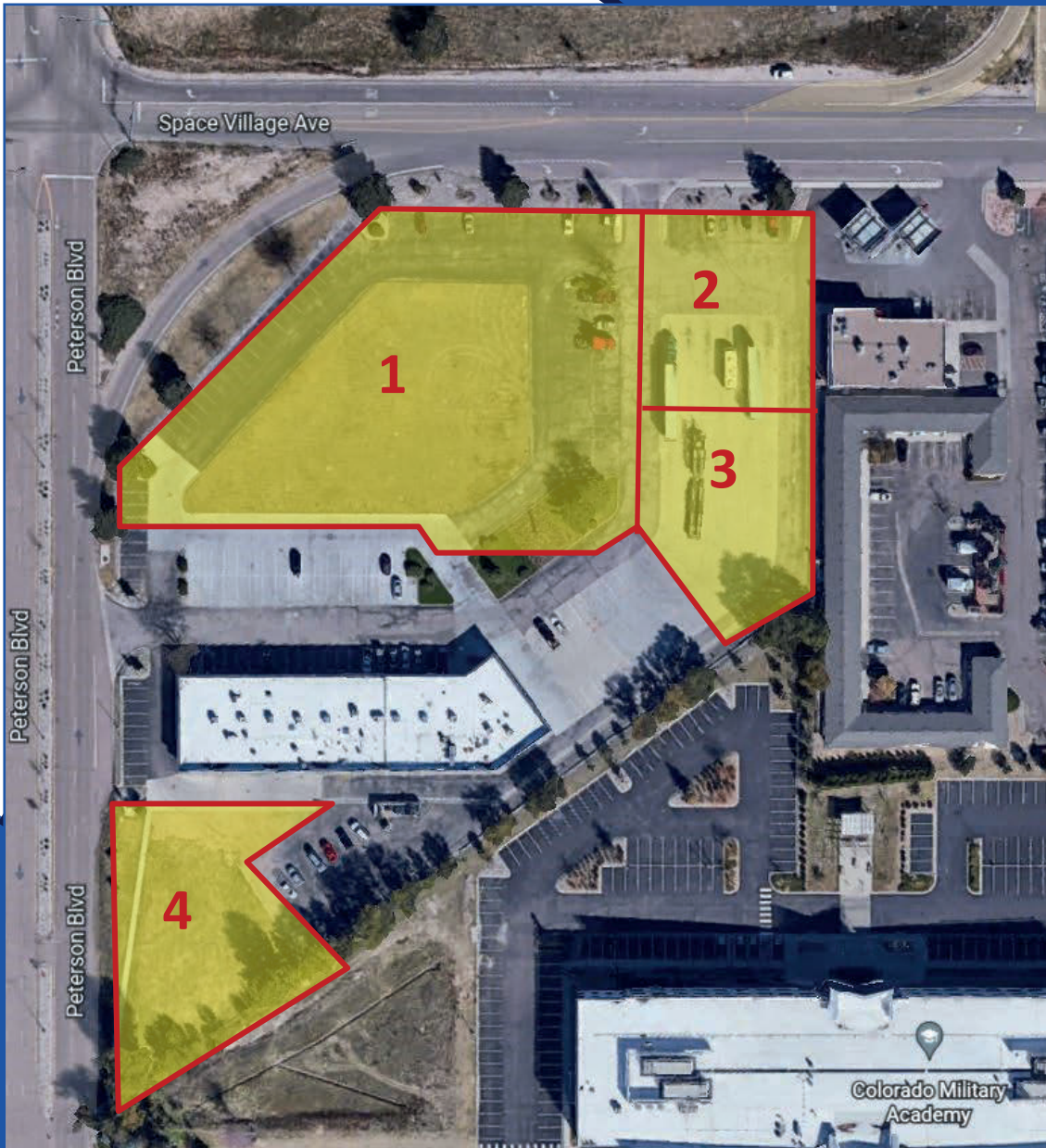


Front Range Commercial  
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# Pad Sites For Sale or Lease

**SPACE VILLAGE AVENUE AND PETERSON ROAD  
COLORADO SPRINGS, CO 80915**



## PRIME DEVELOPMENT AREA

**4 Lots Anchored by the  
Space Village Shopping  
Center**

**Lots Total: 3.09 Acres**

### **LOTS:**

**1: 6807 Space Village  
1.77 Acres**

**Zoned: C-1**

**2: TBD Space Village  
20,038 SF**

**Zoned: C-1 CAD-O**

**3: 6849 Space Village  
17,316 SF**

**Zoned: C-1**

**4: 297 Peterson Road  
20,037 SF**

**Zoned: C-1 CAD-O**

## **FOR SALE OR LEASE**



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