

GROUND LEVEL RETAIL SPACE FOR LEASE

(EXPERIENCE AT EPICENTER PHASE I)

AVAILABLE NOW!



655 S Sierra Madre St
Colorado Springs, CO 80903



Highland

UNIQUE REVENUE BENEFITS

- Switchback Game Days, Concerts & Events
- 3 Phase Multifamily Development Right off of I-25 / Hwy 24
- ±400 Adjacent Apartments in Phase I
- 1,181 Total Adjacent Apartments Upon Phase III Completion
- Pedestrian Mall, Unique Retail Environment
- Tenant Incentives
- Buildout Packages
- Gateway to Downtown Colorado Springs



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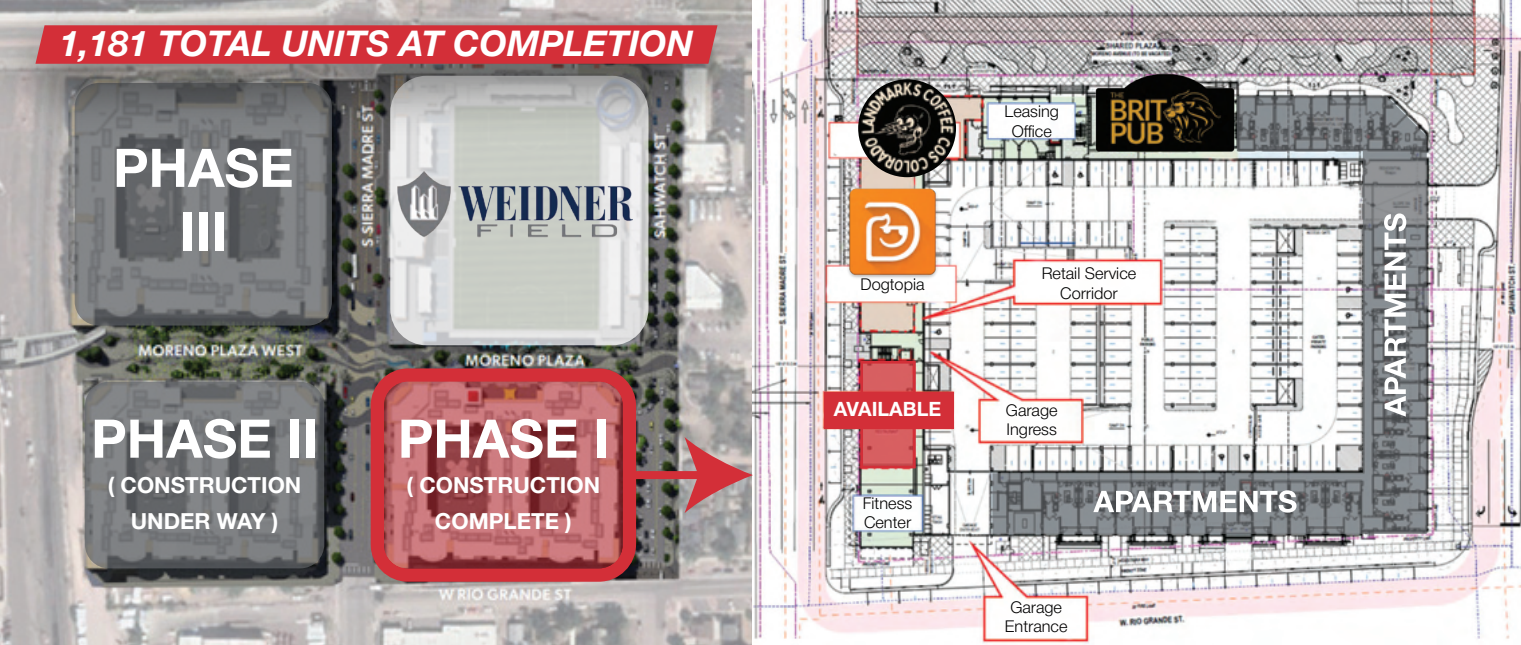


Co-Founder

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1,181 TOTAL UNITS AT COMPLETION



IDEAL USERS

- Ice Cream Shop
- Family Restaurant
- Cocktail / Wine Bar
- Breakfast Restaurant
- Retail Users

AVAILABLE SQFT

2,381 SqFt
(One Unit)

RATE

\$35 /SqFt

NNN Charges

\$12 (2026 est.)

TRAFFIC COUNTS

I-25 & HWY 24:

47,038 VPD

S Sierra Madre St &

W Cimarron St:

2,699 VPD

W Cimarron St &

W Sahwatch St:

16,021 VPD

Cimarron St &

W Sahwatch St:

16,030 VPD



NAL Highland