



THRIVETM
COMMERCIAL PARTNERS



FOR SALE

3506 N. EL PASO ST.

Colorado Springs, CO
80907

PROPERTY
overview

Warehouse suite for sale on N. El Paso St. just north of E. Fillmore St. This space is fully leased and provides easy access to Nevada Ave, Union Blvd., Austin Bluffs Pkwy, and I-25. With excellent frontage on N. El Paso St. and M1 zoning, this suite holds great potential for a variety of uses. This property provides hard-to-find industrial suites and on-site parking.

OFFERING
summary

Available SF: 31,000 SF

Sale Price: \$3,750,000

Zoning: M1



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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AREA demographics

1 MILE

Total Households	4,319
Total Population	9,134
Average HH Income	\$60,138

3 MILES

Total Households	39,146
Total Population	86,948
Average HH Income	\$83,168

5 MILES

Total Households	108,422
Total Population	249,498
Average HH Income	\$83,123

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