

RETAIL SPACE FOR LEASE

Alta Apartments

2886 S. CIRCLE DR., COLORADO SPRINGS, CO 80906



Property Description

ALTA APARTMENTS is a recently renovated 496 unit apartment complex. Located directly off I-25 and Circle Dr., the property has great access and visibility from high traffic streets.

Retail / Specialty space is available for lease located just off the main lobby and will benefit from the apartment residents. The available space previously operated as a bar/lounge and contains infrastructure to support this use. There is no hood or grease trap. The space would also work great as a boutique or retail store, meeting space, social house, design studio, clothing or gift store, dispatch center, community church and many other uses.

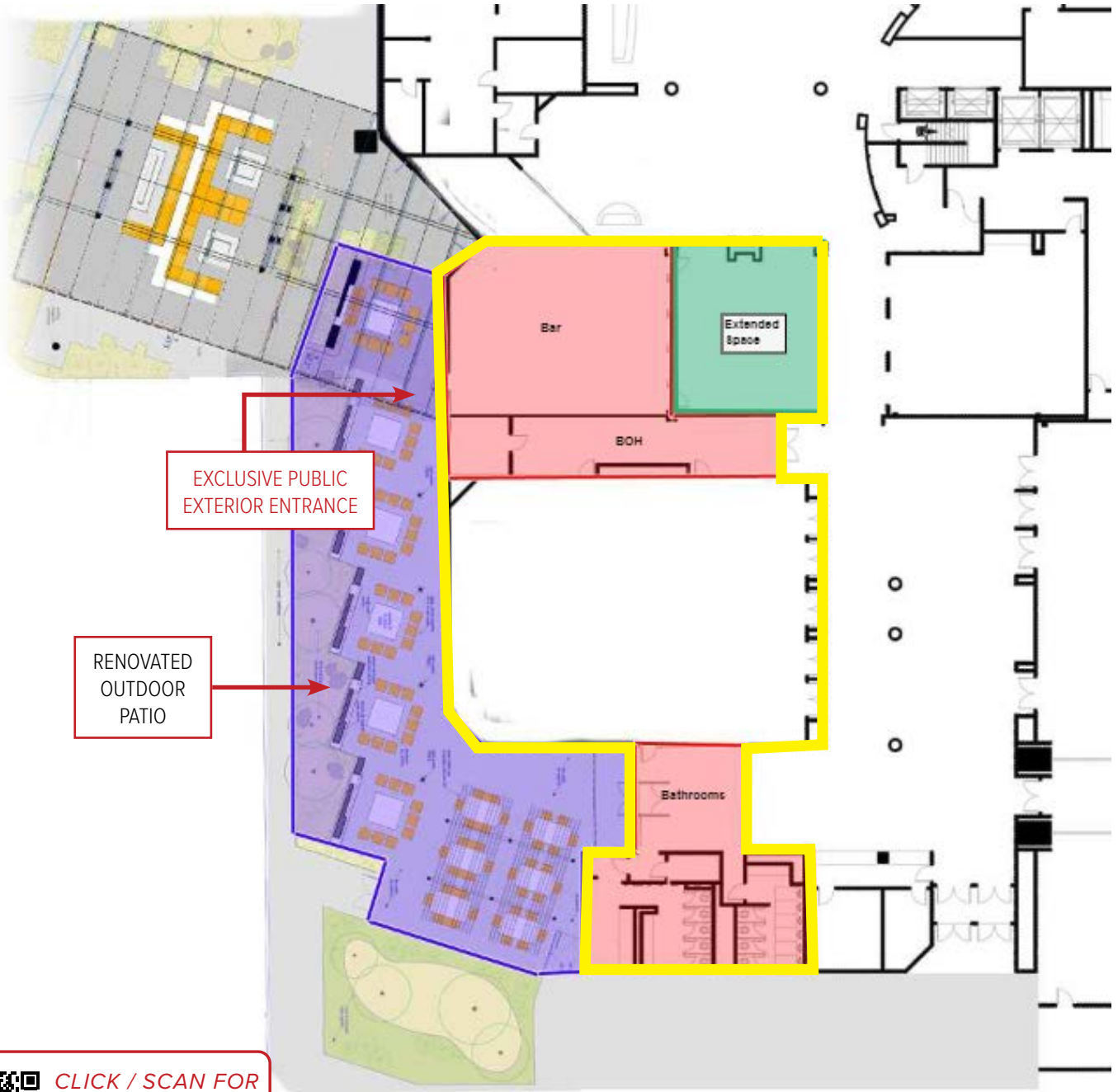
Building and monument signage is possible.

Property Information

BUILDING SIZE:	31,772 SF
AVAILABLE SPACE:	Suite 105: Up to 12,000 SF
LEASE RATE:	\$17.75 / SF NNN
NNN EXPENSES (2024 Est.):	\$5.50 / SF
PARKING:	84 Spaces
YEAR BUILT/RENOVATED:	1974/2024
ZONING:	PBC



FLOOR PLAN | SUITE 105
UP TO 12,000 SF AVAILABLE



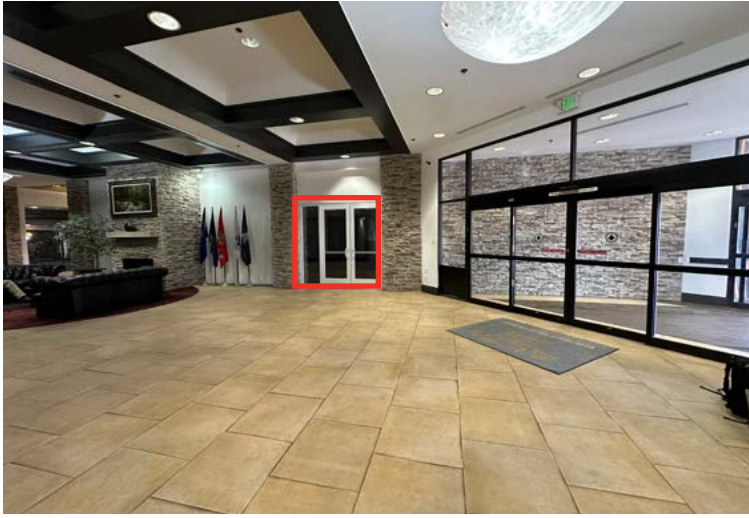
EXCLUSIVE PUBLIC
EXTERIOR ENTRANCE

RENOVATED
OUTDOOR
PATIO

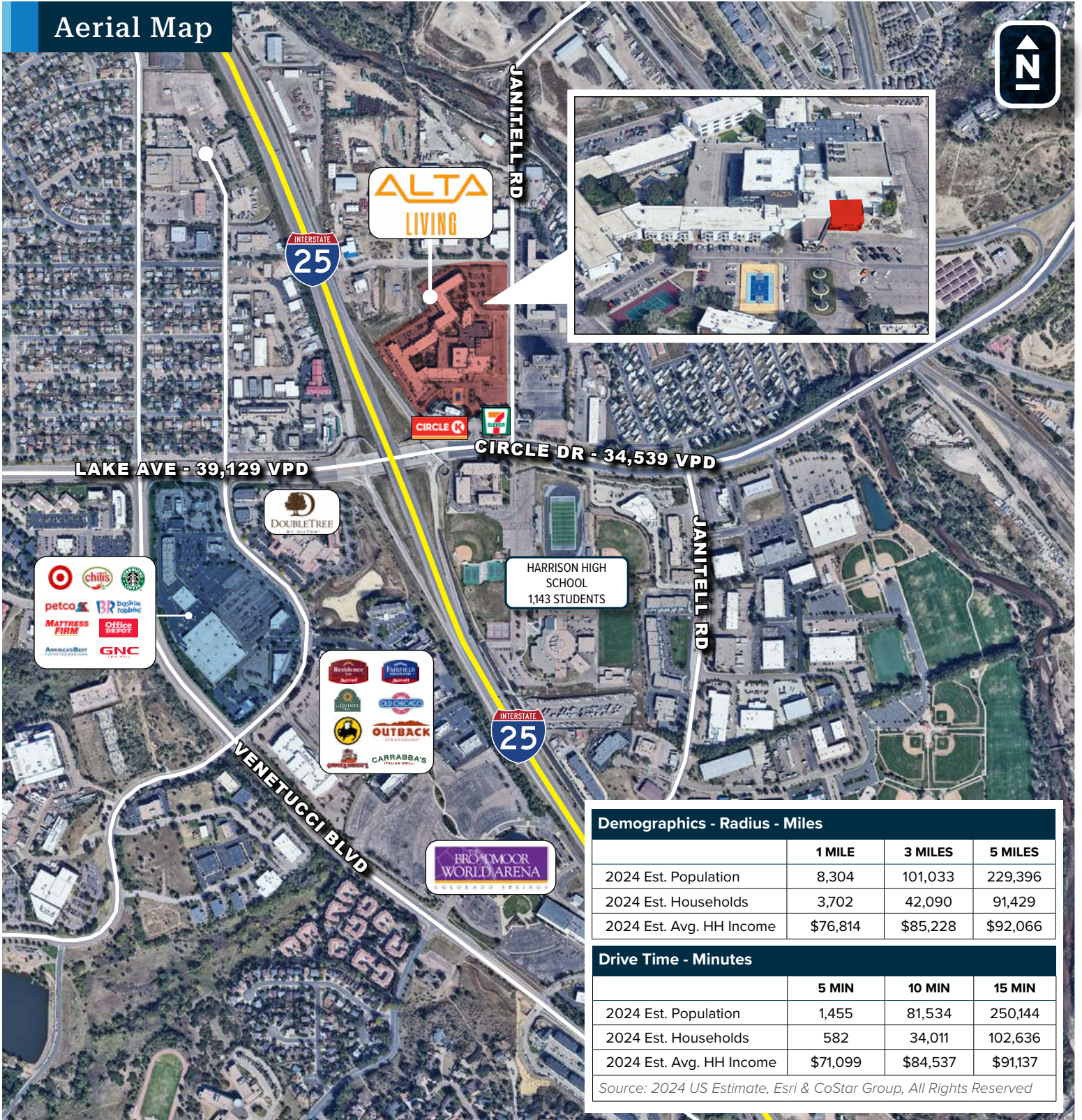
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Aerial Map



Demographics - Radius - Miles

	1 MILE	3 MILES	5 MILES
2024 Est. Population	8,304	101,033	229,396
2024 Est. Households	3,702	42,090	91,429
2024 Est. Avg. HH Income	\$76,814	\$85,228	\$92,066

Drive Time - Minutes

	5 MIN	10 MIN	15 MIN
2024 Est. Population	1,455	81,534	250,144
2024 Est. Households	582	34,011	102,636
2024 Est. Avg. HH Income	\$71,099	\$84,537	\$91,137

Source: 2024 US Estimate, Esri & CoStar Group, All Rights Reserved