

384 GARDEN OF THE GODS RD

COLORADO SPRINGS, CO 80918

3,515 SF END-CAP FOR LEASE



#160-170
3,515 SF
END CAP

44,593 VPD

GARDEN OF GODS RD

36,601 VPD

N NEVADA AVE



CLICK HERE TO VIEW OUR
PROPERTY INTRO VIDEO



INTERSTATE 25

136,000 VPD

81,808 VPD

INTERSTATE 25

GARDEN OF GODS RD

#160-170
3,515 SF
END CAP

UNIVERSITY VILLAGE COLORADO

LOCATED BETWEEN THE HIGH TRAFFIC **GARDEN OF THE GODS CORRIDOR** AND THE COSTCO ANCHORED SHOPPING HUB OF **UNIVERSITY VILLAGE**

LEASE RATE
\$17.00/SF NNN

EXPENSES
\$4.70/PSF
(2024 EST)

ZONING
M1 CU

PARKING
65 SPACES

DEMOGRAPHICS



HOUSEHOLDS

| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 3,034 | 33,766 | 95,513 |



POPULATION

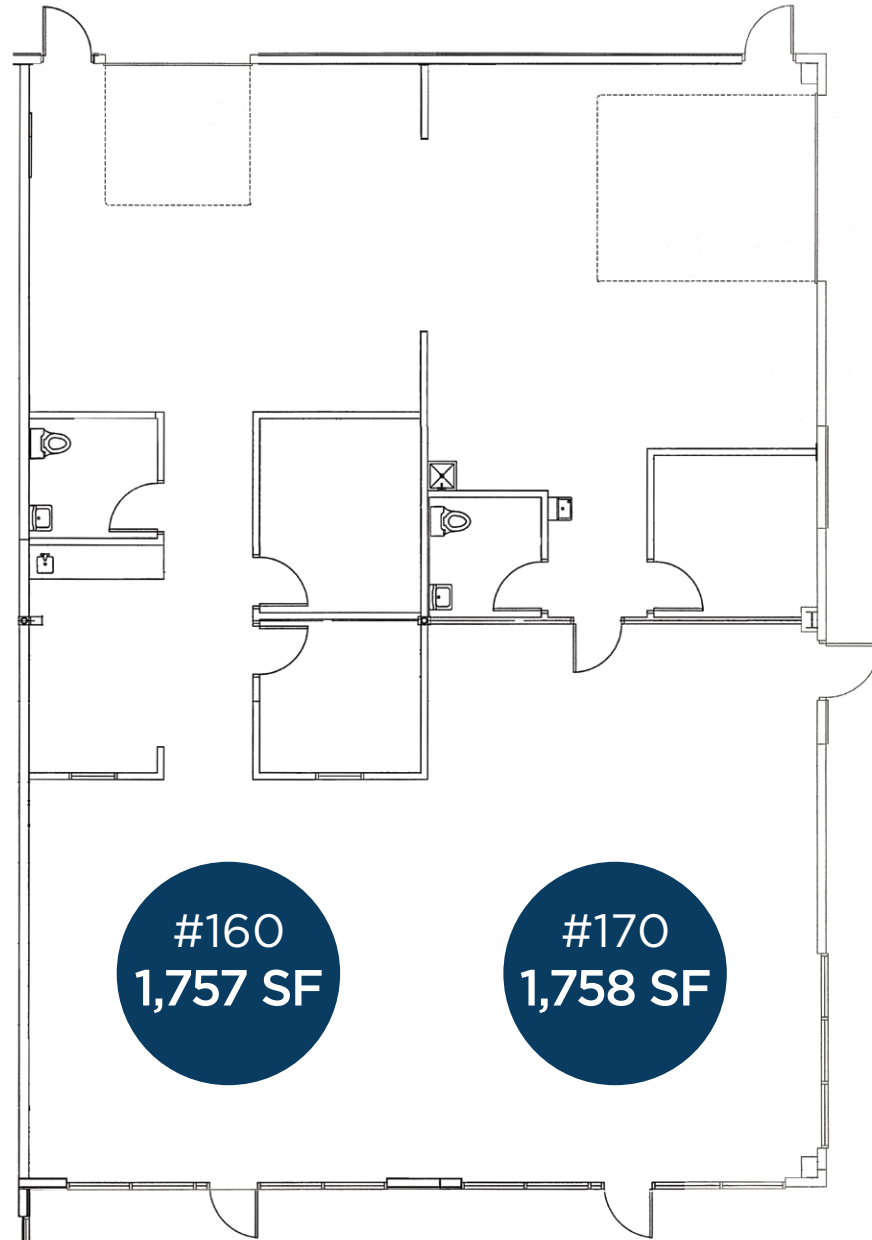
| 1 MILE | 3 MILES | 5 MILES |
|--------|---------|---------|
| 6,607 | 76,349 | 220,253 |



AVERAGE HOUSEHOLD INCOME

| 1 MILE | 3 MILES | 5 MILES |
|----------|----------|----------|
| \$65,627 | \$93,711 | \$87,020 |

FLOORPLAN

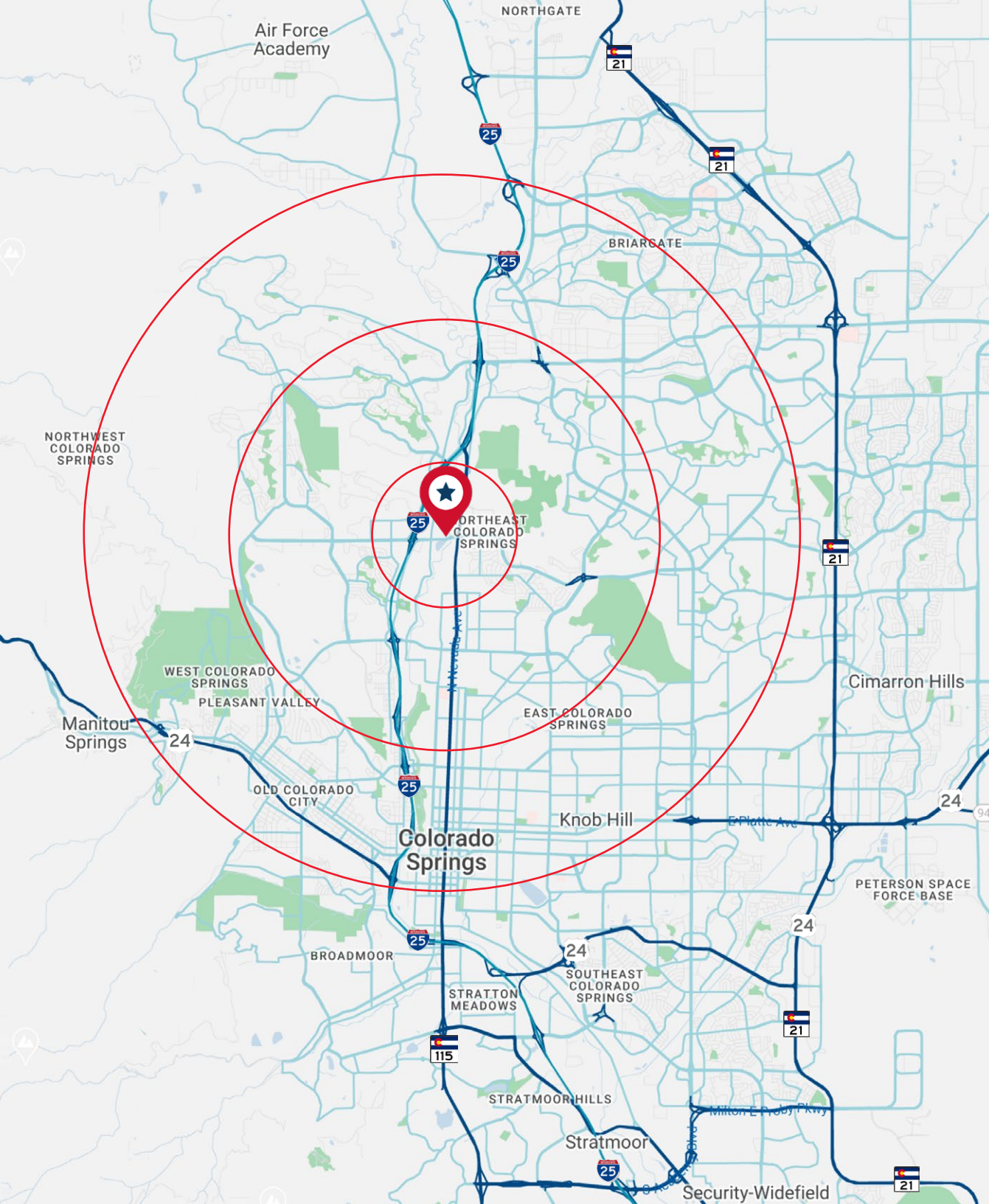


#160
1,757 SF

#170
1,758 SF

LEASE SEPARATELY OR COMBINED,
UP TO 3,515 SF CONTIGUOUS. **AVAILABLE 9/1/24**





**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**

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