



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**



**BRENNAN
INVESTMENT GROUP**



1749 N ACADEMY BLVD.

COLORADO SPRINGS, CO 80909



FOR SALE OR LEASE



RUSTIC HILLS COMMERCE CENTER

NEC NORTH ACADEMY BLVD & PALMER PARK BLVD



BUILDING STANDARD FINISHES

29,915 SF FOR SALE OR LEASE

SHOWROOM, FLEX OR INDUSTRIAL SPACE AVAILABLE

SALE PRICE

\$3,740,000 (\$125/SF)

BASE RATE

\$11.50 PSF NNN

OPERATING EXPENSES

\$2.75 per RSF (2024 Est.)

LOT SIZE

Approximately 1.8 Acres
Addl. Land Available at \$10.50/SF

CLEAR HEIGHT

14'

POWER

225 Amps - 3 phase

FIRE SUPPRESSION

Yes

LOADING

(3) 12' x 10' Drive-In (1) 12' x 10' Van-High

PARKING

40 Spaces

ZONING

L1 (Light Industrial)



MAP LEGEND
▼ VAN-HIGH
▼ DRIVE-IN

1749 N ACADEMY BLVD.

ADDITIONAL
LAND AVAILABLE
1.9 AC
FOR SALE OR LEASE

MALLORY

UNIVERSAL
CYCLES
COMPANY LLC

SUITE 120-140
FOR LEASE

utz

50,000 SF
IMPROVEMENTS COMING
AVAILABLE
FOR LEASE 1Q26

40,000 SF
IMPROVEMENTS COMING
AVAILABLE FOR LEASE
1Q26

COIN
LAUNDRY

H&R
BLOCK

GRAND
GYROS

Up to 90,000 SF Contiguous
3960 PALMER PARK BLVD

CENTER
REDEVELOPMENT
COMPLETED 4Q23



METAL
supermarkets

DASH
MART

Firestone

NORTHBOUND N ACADEMY BLVD

41,483 VPD
N Academy Blvd
at LaSalle St

LA SALLE ST

PALMER PARK BLVD

QT QuikTrip



5 MILES TO
DOWNTOWN



8 MILES TO
BRIARGATE



9 MILES TO
COS AIRPORT



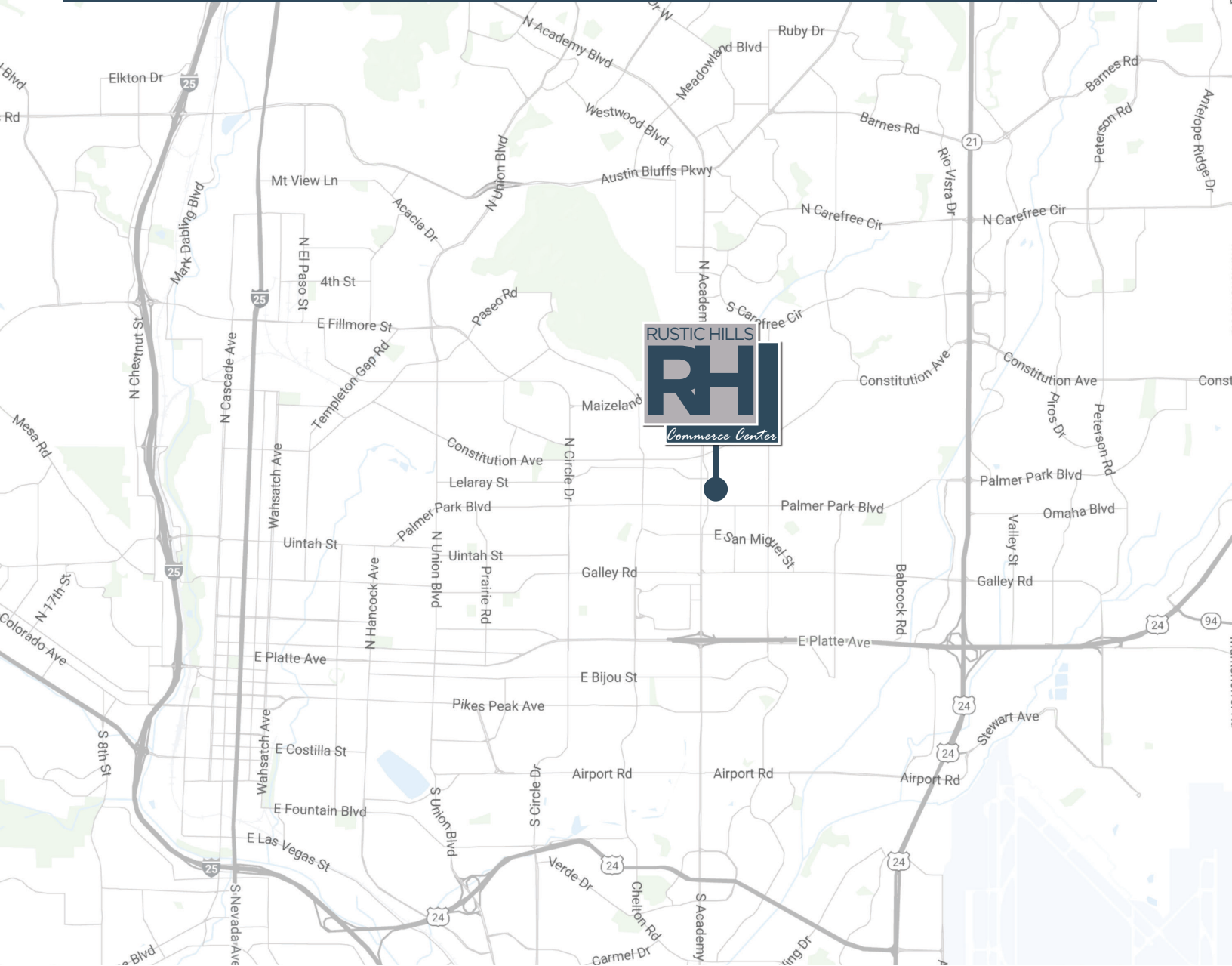
5 MINUTES TO
POWERS BLVD



4 MINUTES TO
PLATTE AVE



12 MINUTES TO
I-25



Area Demographics

1 Mile 3 Miles 5 Miles

2024 Population	15,544	122,646	290,899
2029 Projected Population	16,122	128,133	303,448
2024 Households	6,393	51,401	117,446
Average Household Income	\$69,996	\$71,720	\$81,317

Traffic Counts

VPD

N Academy Blvd at Constitution Ave S (2022)	46,914
N Academy Blvd at E La Salle St (2022)	41,483
N Academy Blvd at Constitution Ave N (2022)	45,923



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Commercial

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