

# CHEYENNE PLAZA

1779-1791 S 8<sup>TH</sup> ST COLORADO SPRINGS, CO 80905



**4,200 SF** RETAIL SPACE AVAILABLE



**Colorado Springs  
Commercial**

# SITE PLAN



Available at **CHEYENNE PLAZA** on Colorado Springs' west side, this retail space offers prime exposure and easy access, drawing traffic from a dynamic mix of national and local tenants. Located near the prestigious Broadmoor Hotel, the site attracts a steady stream of affluent visitors and locals. The area boasts strong demographics with high-income households and a growing population, making it an ideal spot for retailers looking to thrive. With easy access and excellent visibility, this location provides everything needed for a successful business.



**LEASE RATE**  
**\$15-20.00 per RSF NNN**



**OPERATING EXPENSES**  
**\$4.11 per RSF (2024 Est.)**



**SHOPPING CENTER SIZE**  
**77,212 SF**



**MONUMENT SIGNAGE**  
**AVAILABLE**



**YEAR BUILT/RENOV.**  
**1987/2024**



**PARKING**  
**182 Spaces**



**ZONING**  
**OC CR**



**BUILDING SIGNAGE**  
**AVAILABLE**

# RETAIL SPACE FOR LEASE

## CHEYENNE PLAZA

1779-1791 S 8<sup>TH</sup> ST COLORADO SPRINGS, CO 80905



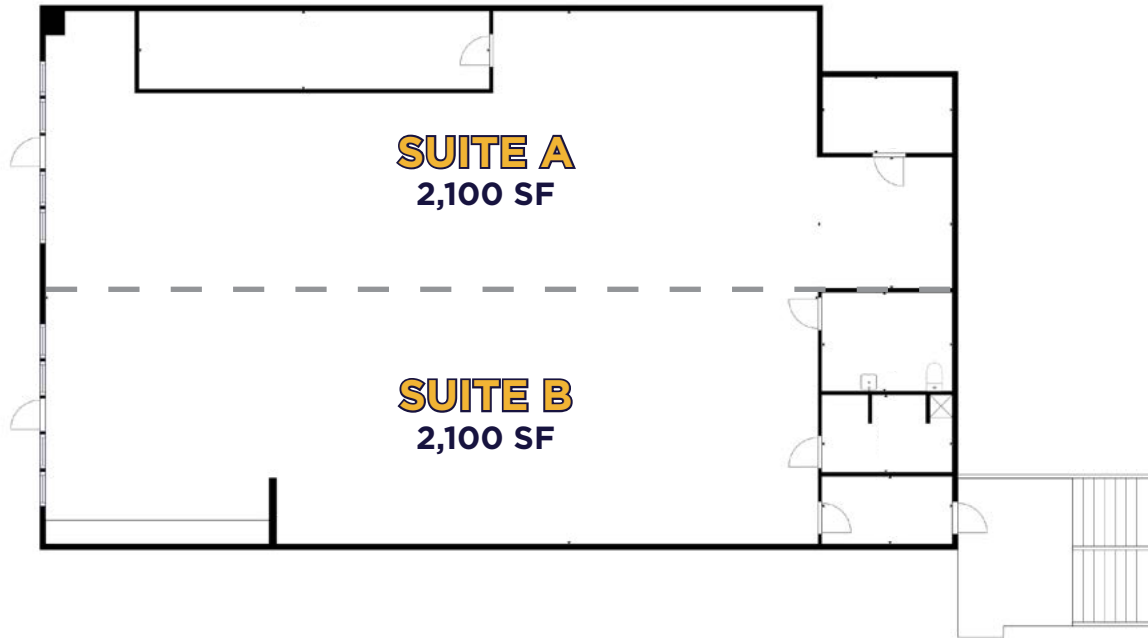
LEASE RATE

**\$15-20.00 per RSF NNN**



OPERATING EXPENSES

**\$4.11 per RSF (2024 Est.)**



**SUITE 1791 A & B**

**4,200 SF AVAILABLE**

\*DIVISIBLE TO 2,100 SF



# DEMOGRAPHICS



## HOUSEHOLDS

1 MILE	3 MILES	5 MILES
4,869	30,241	74,843



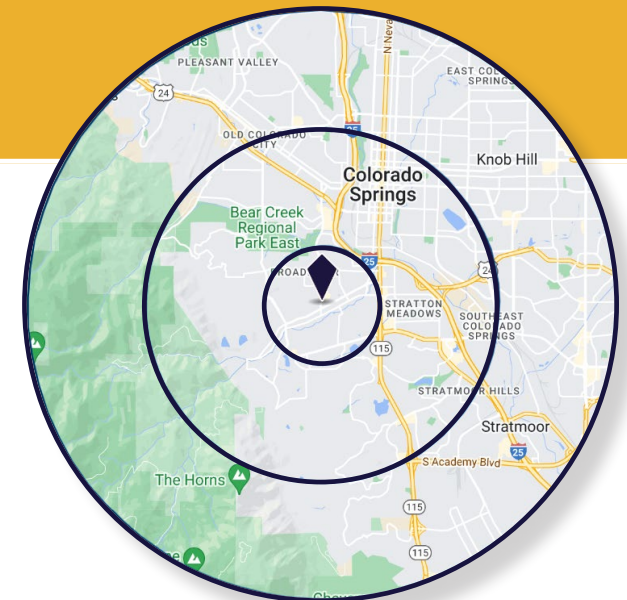
## POPULATION

1 MILE	3 MILES	5 MILES
10,176	65,688	176,532



## AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$88,574	\$90,634	\$83,686





## FOR MORE INFORMATION, PLEASE CONTACT:

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**Colorado Springs  
 Commercial**

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