



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

RETAIL & OFFICE SPACE AVAILABLE



COTTONWOOD SQUARE

2807-2871 Dublin Blvd
6455 N Union Blvd
Colorado Springs, CO 80918



#2851
1,228 SF
RETAIL

#2835
3,528 SF
RETAIL

#2817
1,226 SF
RETAIL

#201
2,779 SF
OFFICE

DUBLIN BLVD

15,729 VPD

N UNION BLVD
 28,713 VPD



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Zoning: PBC (Planned Business Center) • Year Built: 1984 • Total Site Area: 5.05 AC • Strong Parking Ratio

OFFICE



22,083 SF
Office Building Area



2,779 SF
Available Space



Contact Broker
Lease Rate



\$7.31 per RSF
Operating Expenses (2025 Est)

RETAIL



48,824 SF
Retail Center Area



1,226-3,528 SF
Available Space

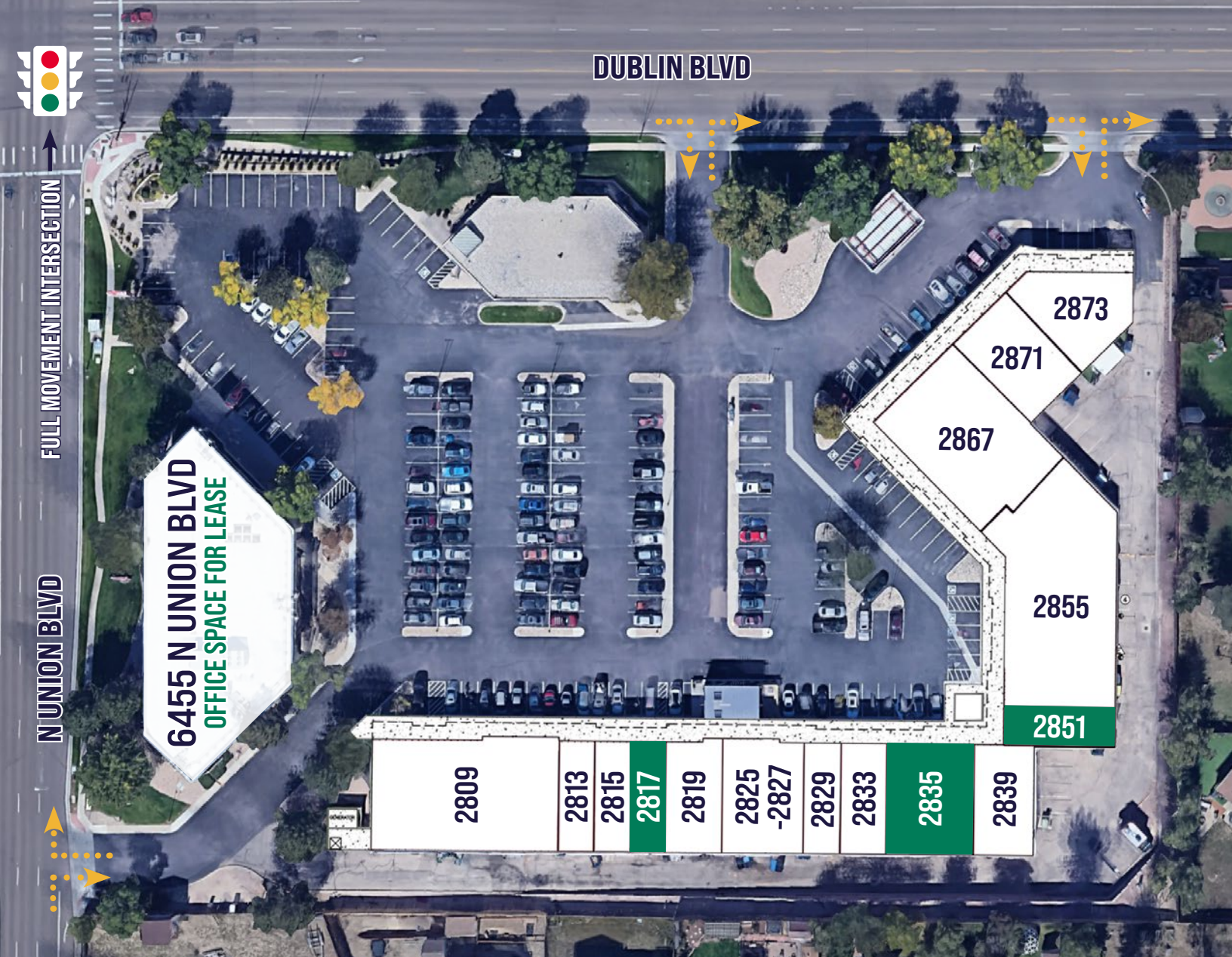


Contact Broker
Lease Rate



\$7.14 per RSF
Operating Expenses (2025 Est)





COTTONWOOD SQUARE

SITE PLAN

RETAIL TENANT LIST

2809 Over Time Sports Bar & Grill	2835 AVAILABLE • 3,528 SF
2813 Elite Nails	2839 National Karate Academy of Martial Arts
2815 Farmers Insurance	2851 AVAILABLE • 1,228 SF
2817 AVAILABLE • 1,226 SF	2855 Dynamic Healthcare Team
2819 Taste of Philly	2867 Liquor Store
2825-2827 Piglatin Cocina	2871 Kwik Way
2829-2833 Madame Walker Hair Salon	2873 Critter Clips

CONTACT: David Schroeder • 719-418-4066 • dschroeder@coscommercial.com



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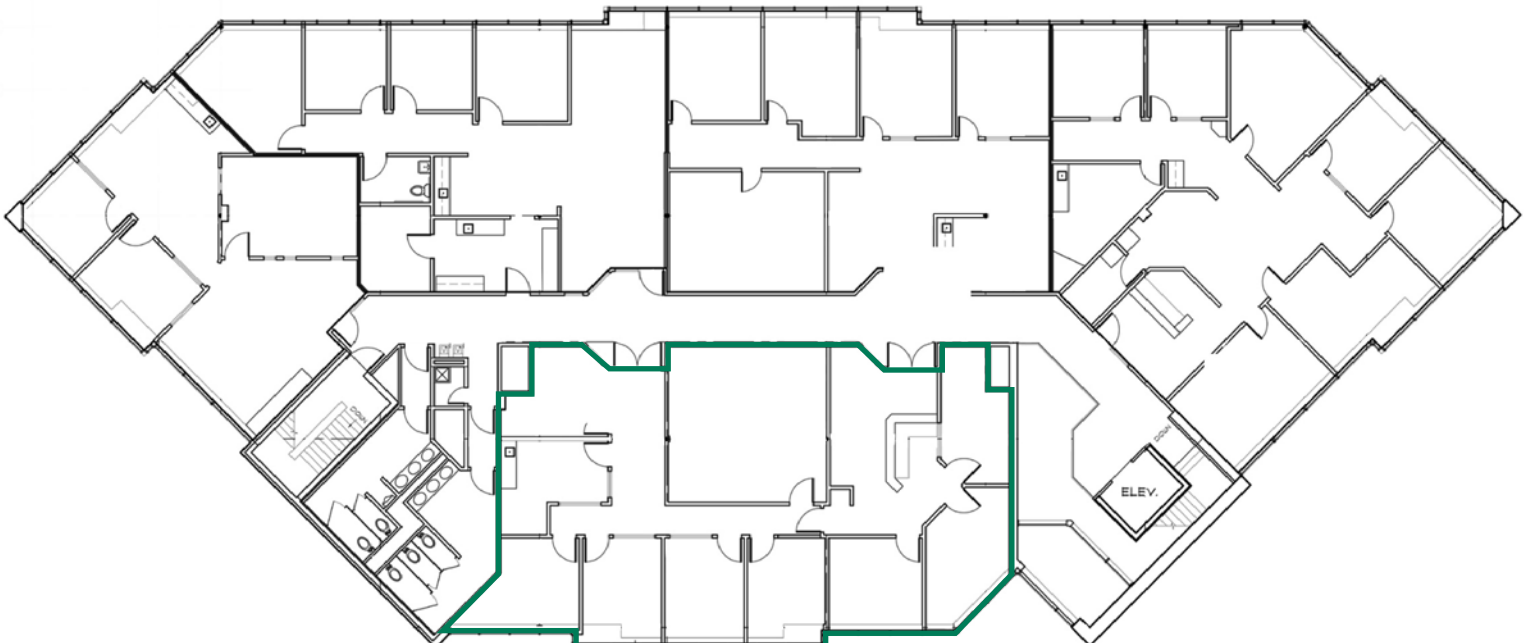
2,779 SF
Available Space



\$7.31 per RSF
Operating Expenses (2025 Est)

Available For Lease

Suite 201 • 2,779 RSF



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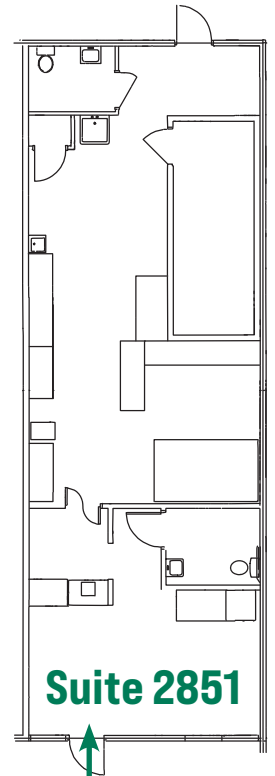
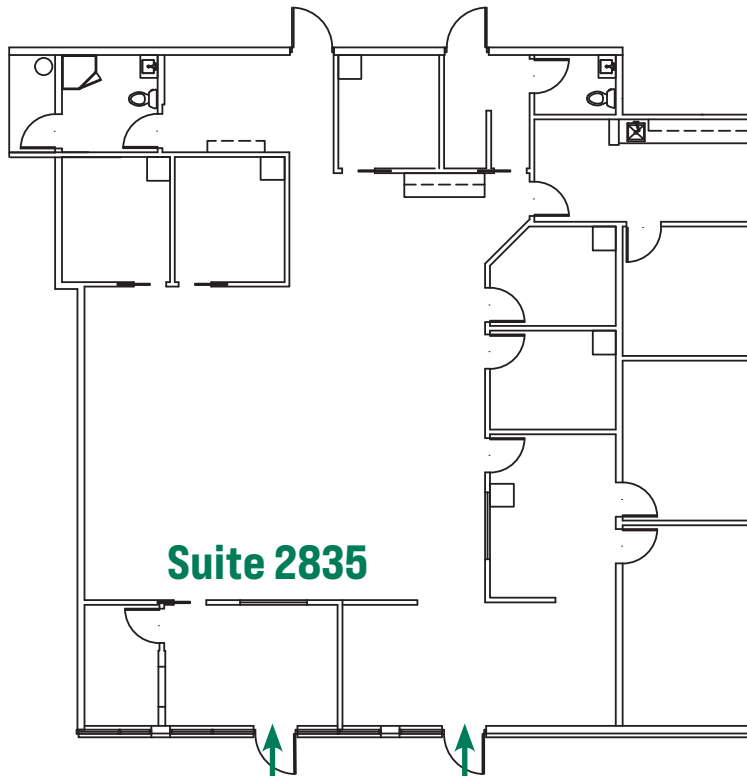
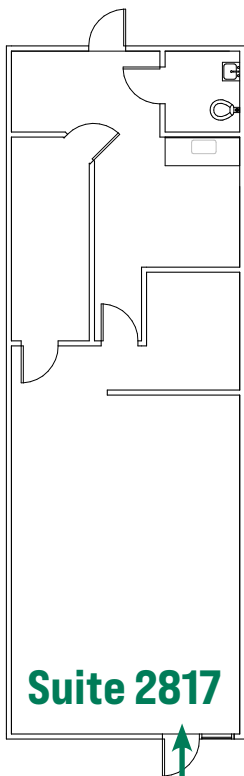
1,226-3,528 SF
Available Space



\$7.14 per RSF
Operating Expenses (2025 Est)

Available For Lease

Suite 2817 • 1,226 RSF **Suite 2835 • 3,528 RSF** **Suite 2851 • 1,228 RSF**



DEMOGRAPHICS



HOUSEHOLDS

1 MILE	3 MILES	5 MILES
6,286	42,129	100,756



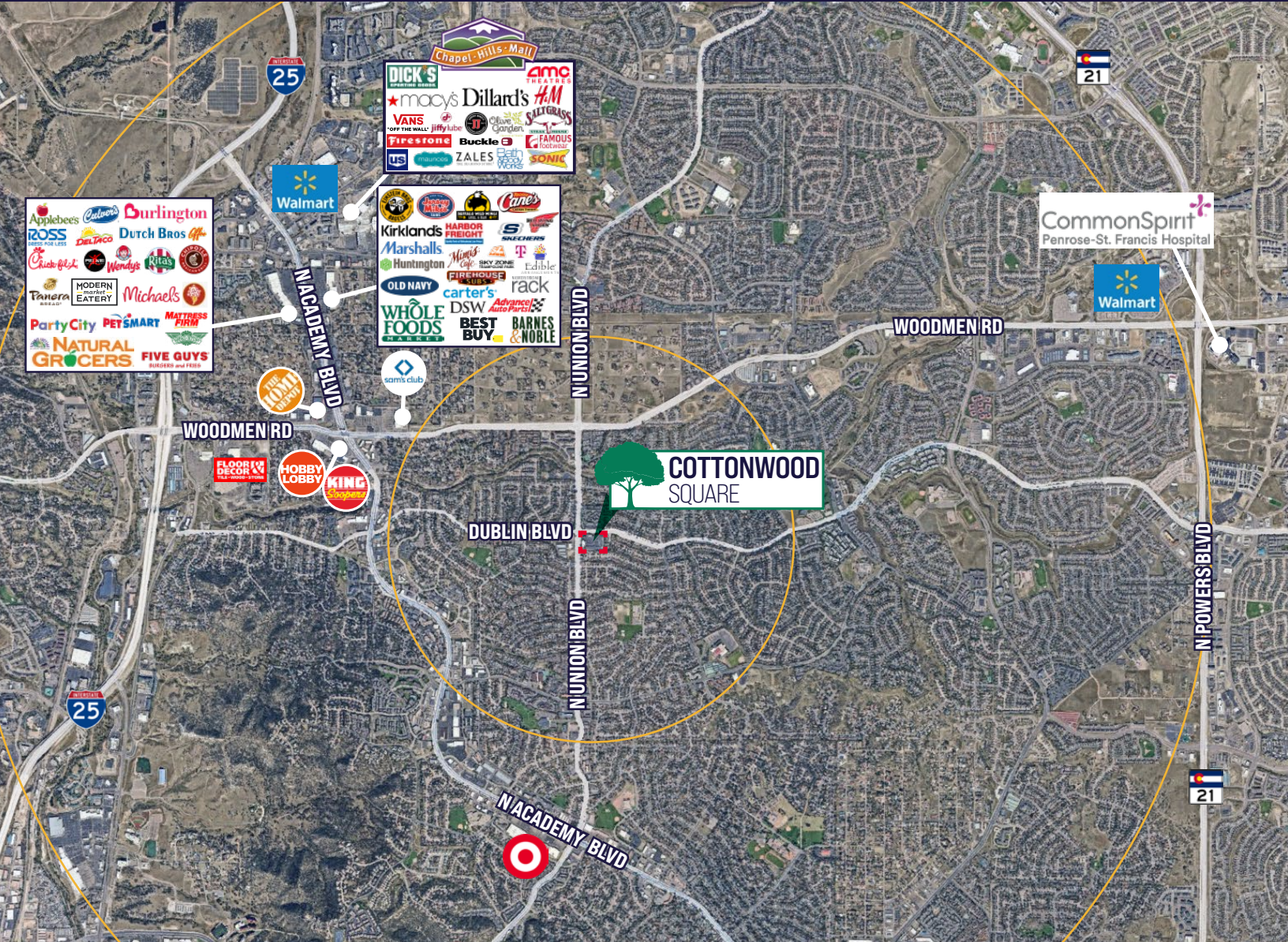
POPULATION

1 MILE	3 MILES	5 MILES
16,075	106,709	257,778



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$90,468	\$102,821	\$106,692



David Schroeder

Director

719-418-4066

dschroeder@coscommercial.com



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