



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



POTENTIAL SPACE 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.  
**50,000 SF**  
IMPROVEMENTS COMING  
**AVAILABLE FOR LEASE 1Q26**

MALLORY  
UNIVERSAL CYCLES COMPANY LLC  
SUITE 120-140 FOR LEASE  
utz

**40,000 SF**  
IMPROVEMENTS COMING  
**AVAILABLE FOR LEASE 1Q26**  
Up to 90,000 SF Contiguous  
3960 PALMER PARK BLVD

COIN LAUNDRY  
H&R BLOCK  
GRAND GYROS

ADDITIONAL LAND AVAILABLE  
1.9 AC  
FOR SALE OR LEASE

CENTER REDEVELOPMENT COMPLETED 4Q23

METAL supermarkets  
DASH MART  
Firestone

41,483 VPD  
N Academy Blvd at LaSalle St

12,241 VPD  
Palmer Park Blvd at N Academy Blvd

LA SALLE ST

NORTHBOUND N ACADEMY BLVD

PALMER PARK BLVD

QT QuikTrip



5 MILES TO DOWNTOWN



8 MILES TO BRIARGATE



9 MILES TO COS AIRPORT



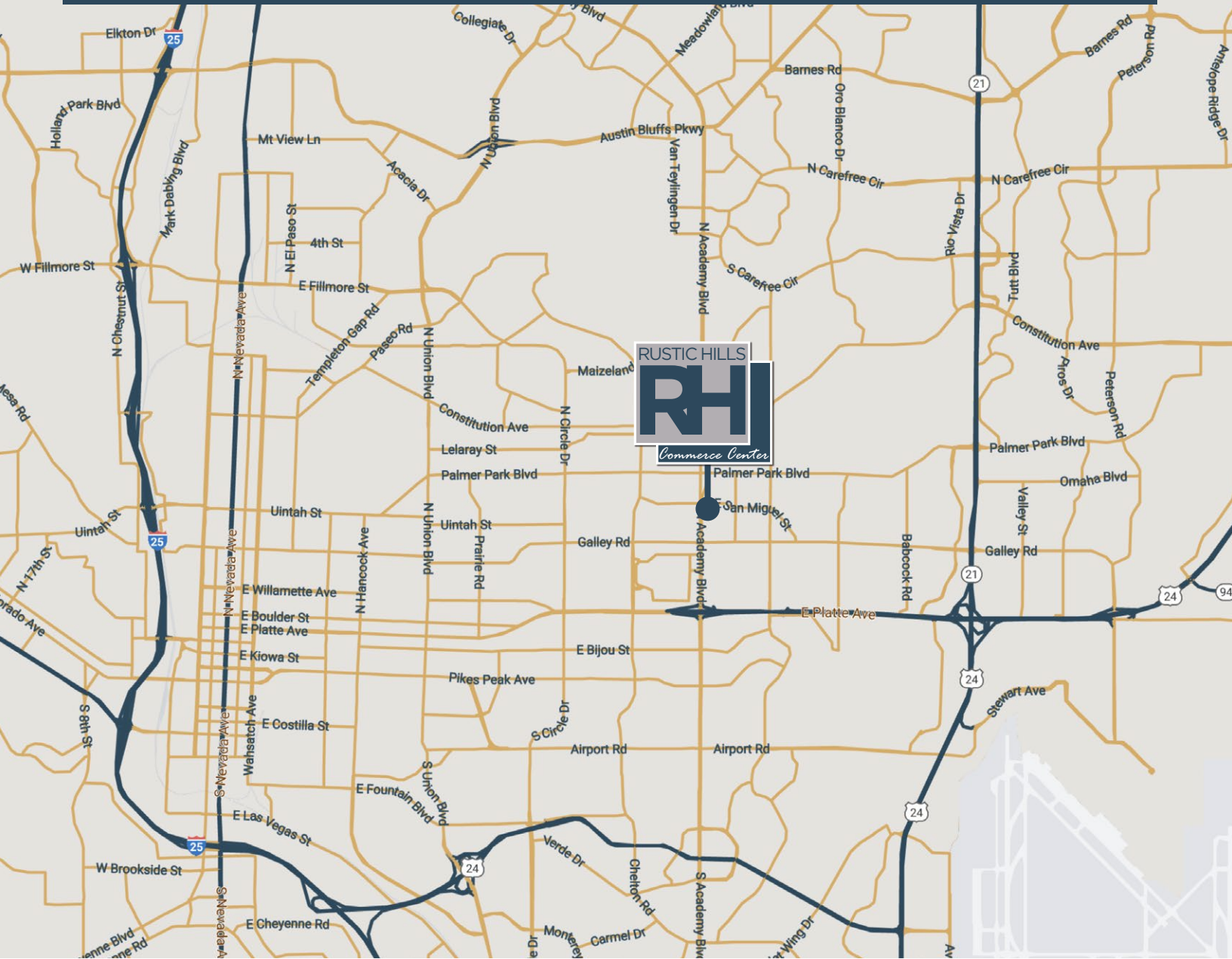
5 MINUTES TO POWERS BLVD



4 MINUTES TO PLATTE AVE



12 MINUTES TO I-25



### Area Demographics

	1 Mile	3 Miles	5 Miles
2023 Population	15,912	124,069	296,317
2028 Projected Population	16,114	125,998	302,200
2023 Households	6,614	52,312	120,430
Average Household Income	\$64,736	\$67,794	\$76,300

### 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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