



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

1,985 -
6,808 SF
OFFICE

N UNION BLVD
28,713 VPD

DUBLIN BLVD

15,729 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



1,985-6,808 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

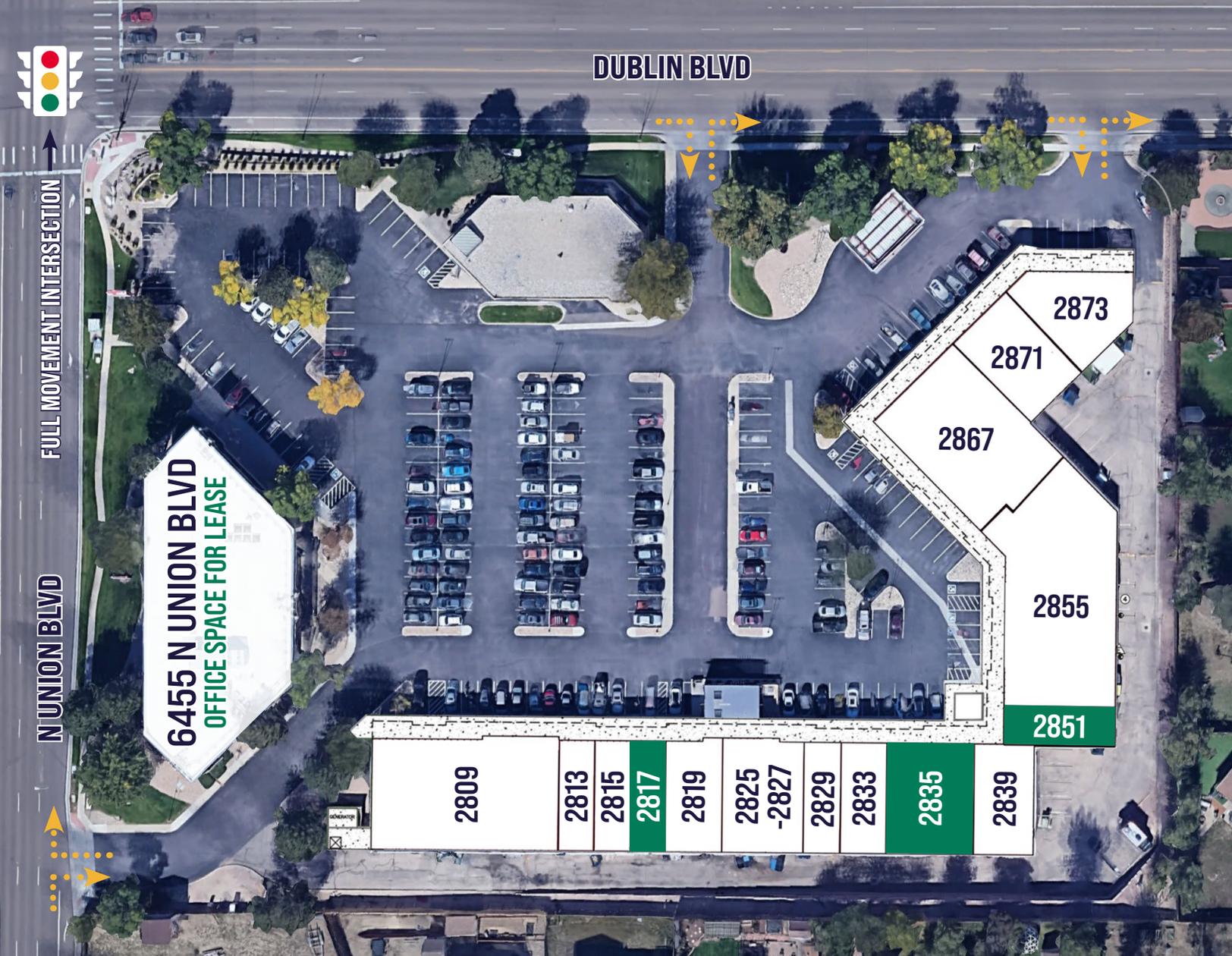


Contact Broker
Lease Rate



\$7.14 per RSF
Operating Expenses (2025 Est)





FULL MOVEMENT INTERSECTION

N UNION BLVD

DUBLIN BLVD

6455 N UNION BLVD
OFFICE SPACE FOR LEASE

2809

2813

2815

2817

2819

2825-2827

2829

2833

2835

2839

2851

2855

2867

2871

2873

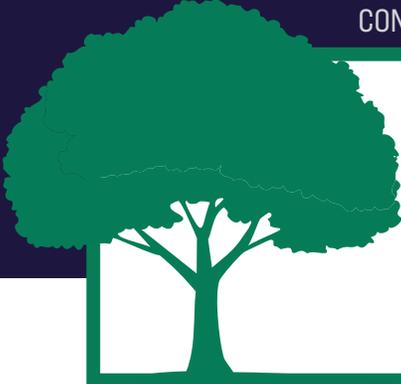
COTTONWOOD SQUARE

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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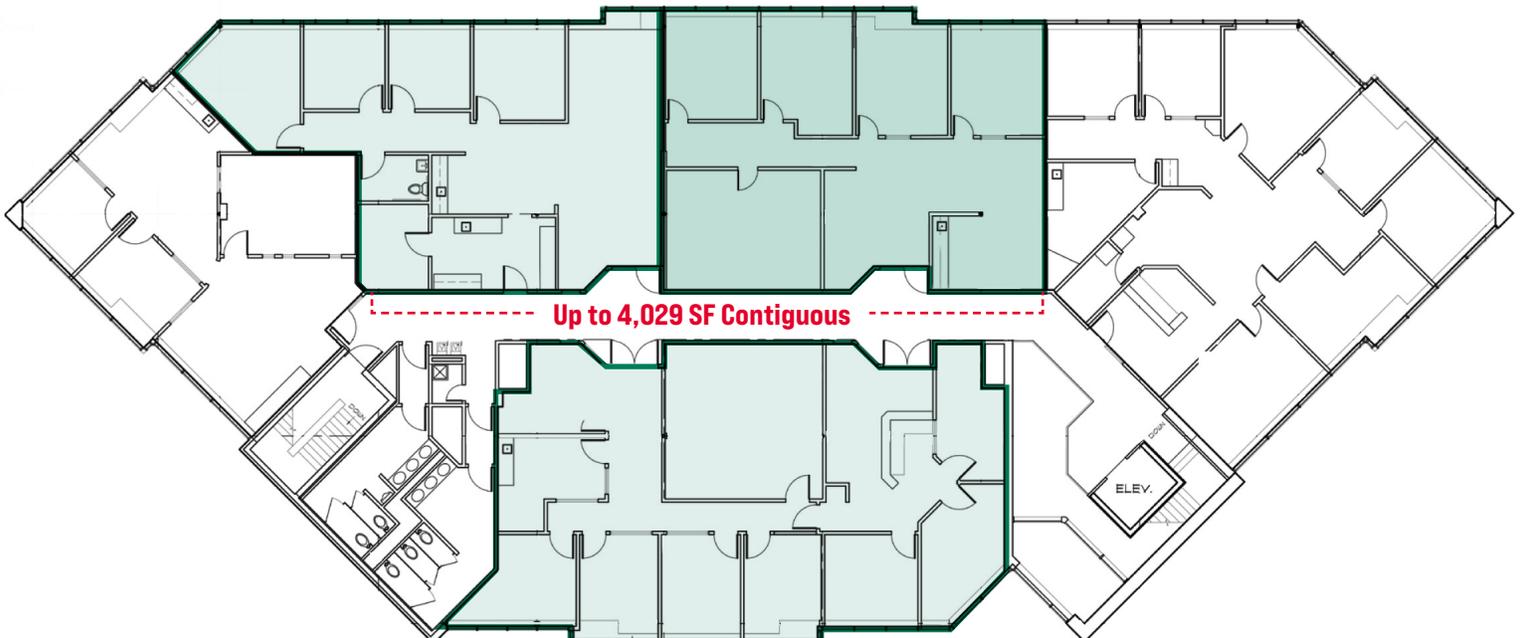


\$7.31 per RSF
Operating Expenses (2025 Est)

Available For Lease

PENDING
Suite 204 • 1,985 RSF

PENDING
Suite 202 • 2,044 RSF



Suite 201 • 2,779 RSF

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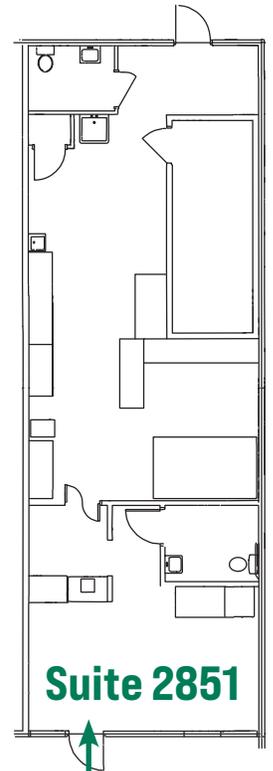
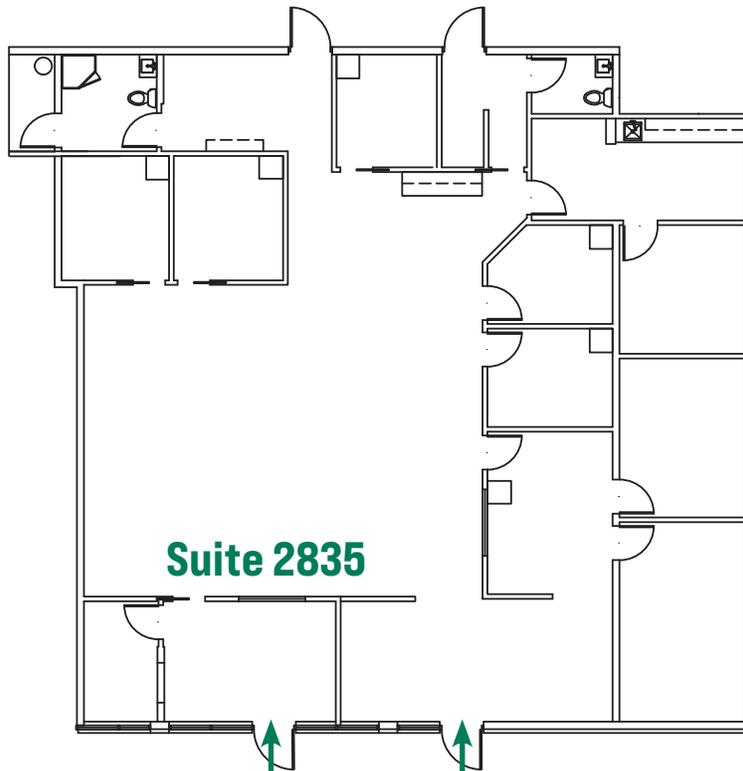
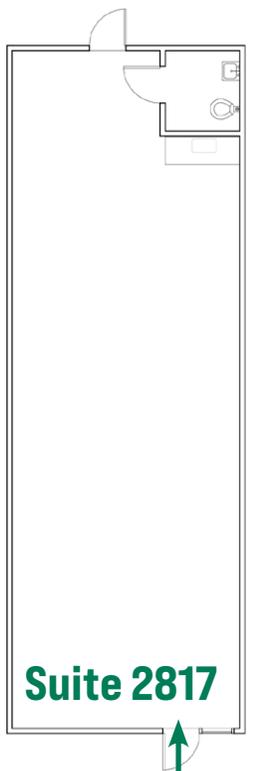
\$7.14 per RSF
Operating Expenses (2025 Est)

Available For Lease

Suite 2817 • 1,226 RSF

Suite 2835 • 3,528 RSF

Suite 2851 • 1,228 RSF



DEMOGRAPHICS



HOUSEHOLDS



POPULATION

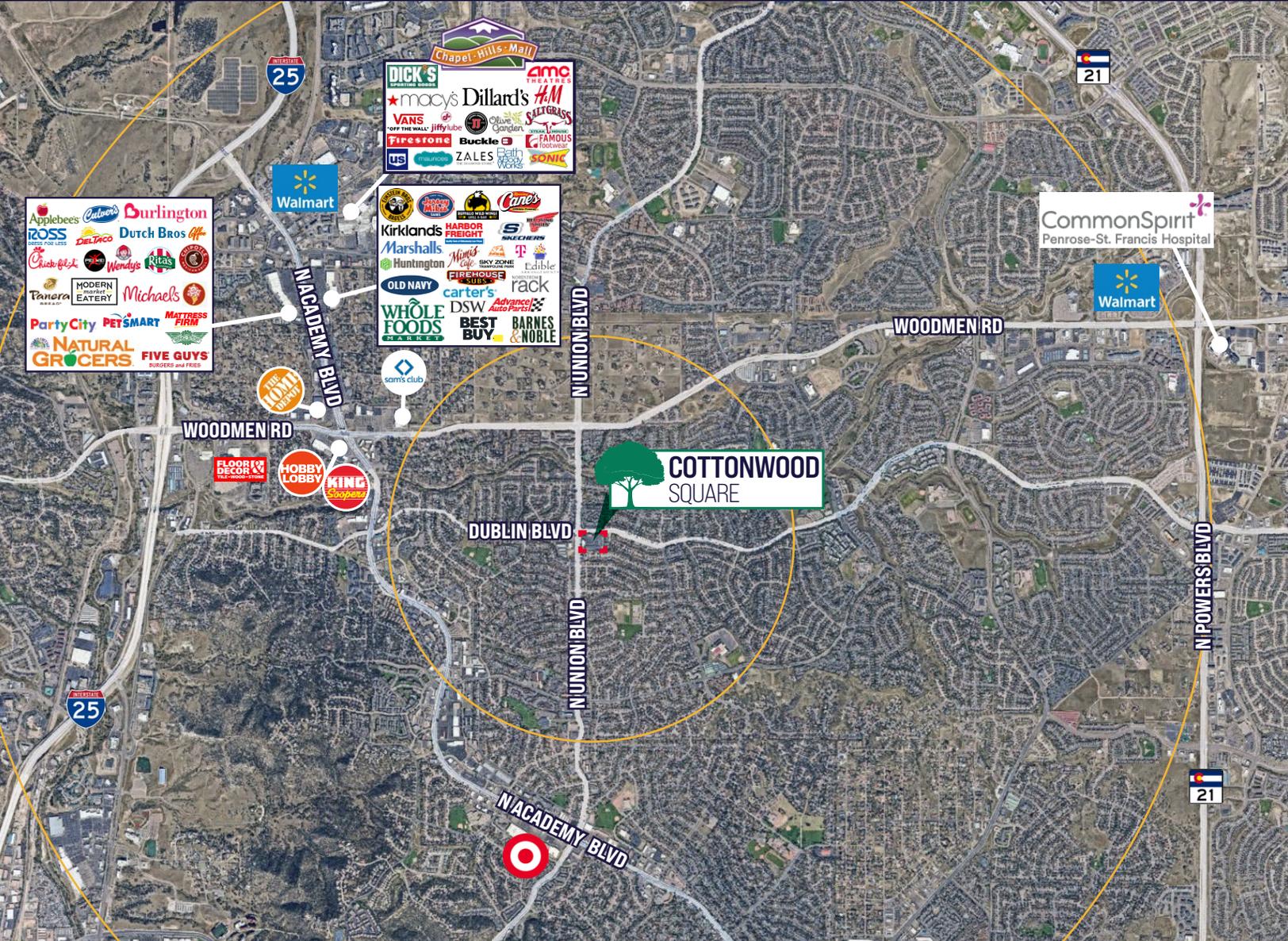


AVERAGE HOUSEHOLD INCOME

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

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

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



David Schroeder

Director

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CUSHMAN & WAKEFIELD

Colorado Springs Commercial

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