

CHEYENNE PLAZA

1779-1791 S 8TH ST COLORADO SPRINGS, CO 80905

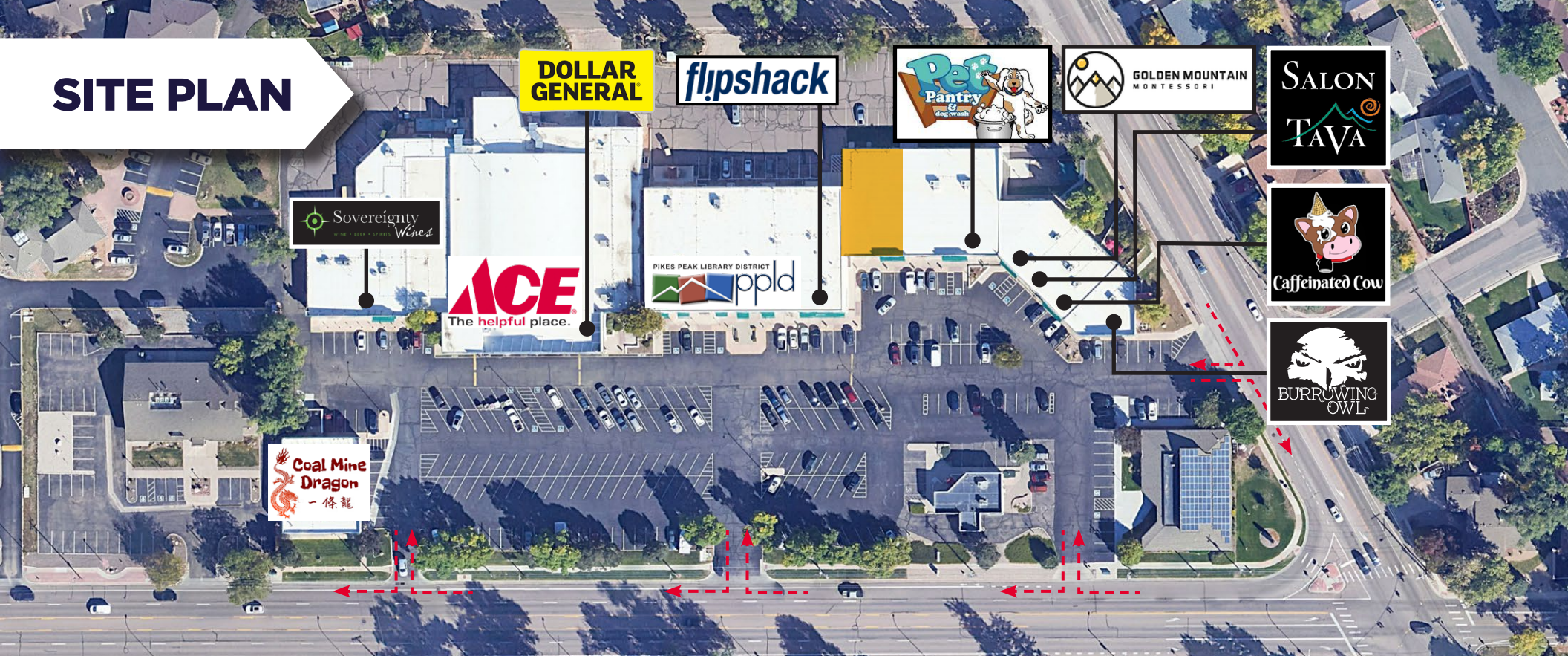


4,200 SF RETAIL SPACE AVAILABLE



**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 (2025 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

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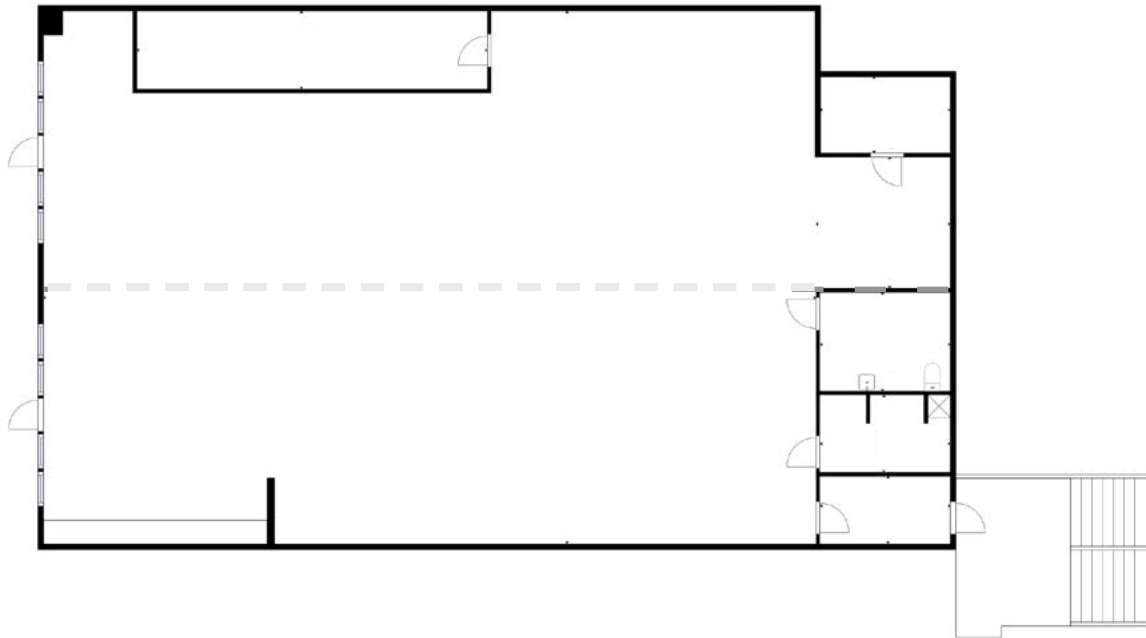
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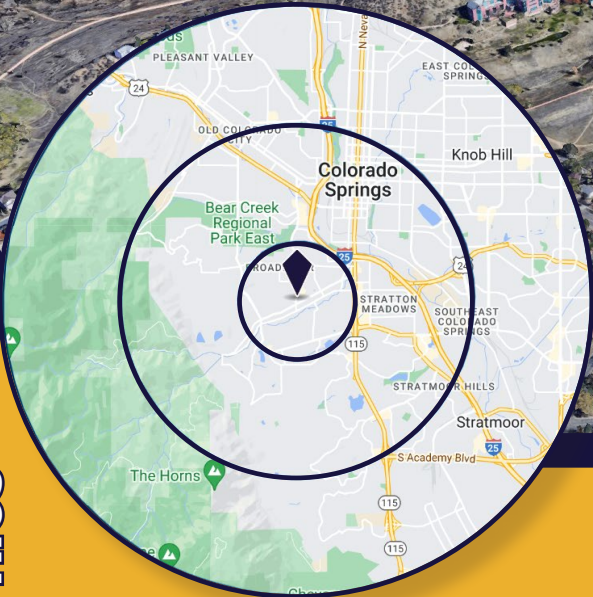
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SUITE 1791 A & B

4,200 SF AVAILABLE

*DIVISIBLE TO 2,100 SF



DEMOGRAPHICS



HOUSEHOLDS

4,869 30,241 74,843



POPULATION

10,176 65,688 176,532



AVERAGE HOUSEHOLD INCOME

\$88,574 \$90,634 \$83,686



Colorado Springs Commercial

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