



**CUSHMAN &  
WAKEFIELD**

**Colorado Springs  
Commercial**

## 2nd Floor **OFFICE/RETAIL | FOR LEASE**

1828 Spring Water Pt. Colorado Springs, CO 80908



# VICTORY RIDGE







# VICTORY RIDGE



## PROPERTY HIGHLIGHTS

1828 Spring Water Pt. Colorado Springs, CO 80908

**NOW AVAILABLE:** Up to 8,056 RSF on the 2nd floor of a well-positioned mixed-use building in the heart of the Interquest Parkway trade area—one of the fastest-growing commercial corridors in Colorado Springs.

This space offers flexible office or retail use with direct elevator access, prominent building signage, and strong surrounding demographics. Located within walking distance to major national retailers, restaurants, entertainment, and healthcare facilities, the site benefits from exceptional visibility and access.

- Built in 2008 | Modern construction and curb appeal
- Excellent connectivity to I-25, USAFA, and Downtown COS
- 2,000+ nearby multifamily and townhome units drive strong local demand
- Surrounded by national retailers, restaurants, and service amenities



**BUILDING SIZE**  
15,048 RSF



**YEAR BUILT**  
2008



**PARKING**  
1,100 public parking spaces

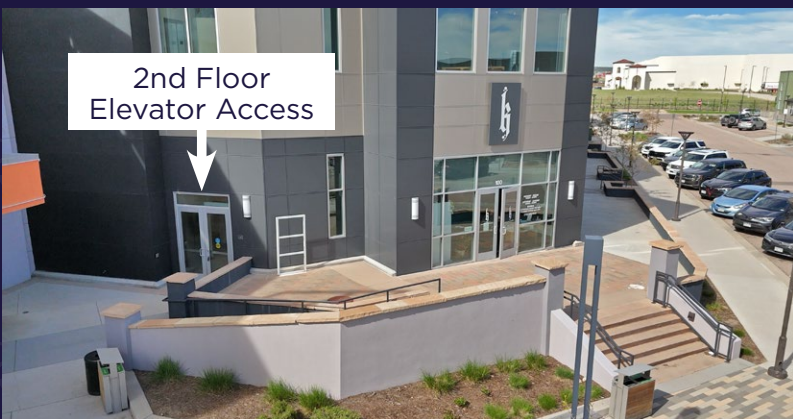
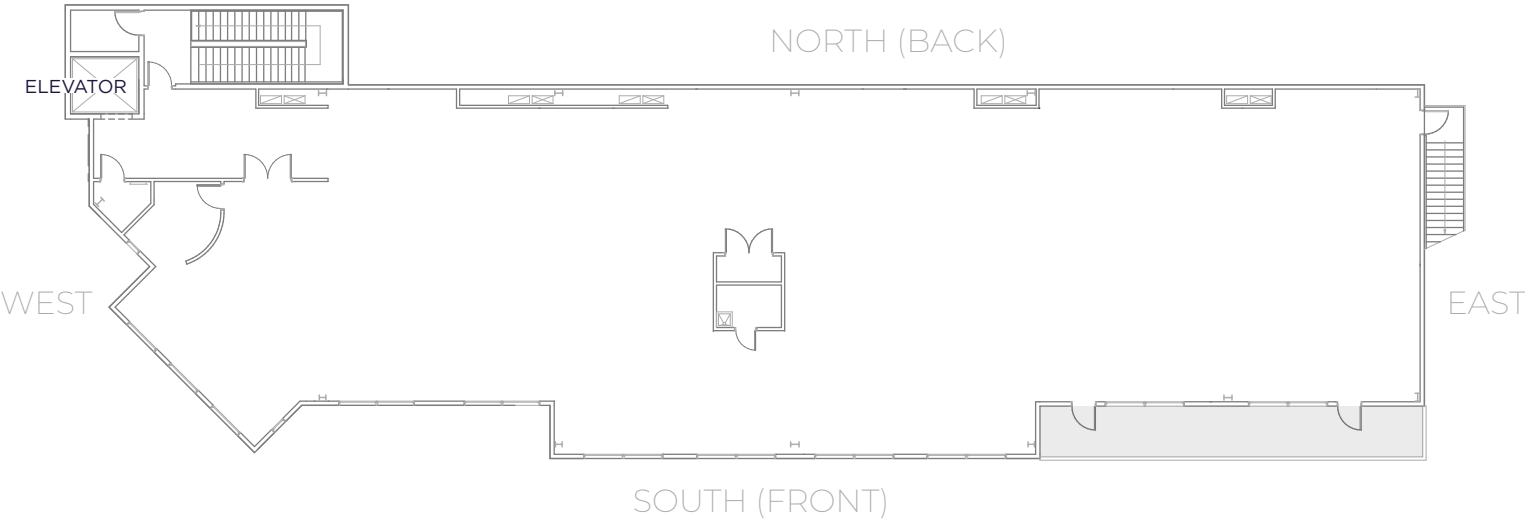


**SIGNAGE**  
Building Signage Available



**LEASE RATE**  
Contact Broker

**2ND FLOOR | Up to 8,056 SF AVAILABLE** \*Can be demised



**AREA DEMOGRAPHICS**



**2024 HOUSEHOLDS**

1 MILE	3 MILES	5 MILES
1,125	14,040	44,540



**2024 POPULATION**

1 MILE	3 MILES	5 MILES
3,008	38,295	123,361



**AVG. HOUSEHOLD INCOME**

1 MILE	3 MILES	5 MILES
\$157,051	\$147,457	\$132,252



# DRIVE TIMES



6 Min. | I-25



17 Min. | Downtown COS



30 Min. | Peterson AFB



8 Min. | USAFA



30 Min. | COS Airport



68 Min. | DIA

## INTERQUEST TRADE AREA



**CUSHMAN & WAKEFIELD**

**Colorado Springs Commercial**

### RETAIL

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