



CUSHMAN &  
WAKEFIELD

Colorado Springs  
Commercial



# COTTONWOOD SQUARE

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

Inline Retail  
1,226 - 6,513 SF Available

2nd Floor Office  
1,985 - 4,029 SF Available

DUBLIN BLVD - 15,729 VPD

28,713 VPD - N UNION BLVD



Modern Spaces for Retail, Office & Community

RETAIL & OFFICE

FOR LEASE







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



Click Here or Scan  
the QR code to view  
our property video



**RETAIL & OFFICE** | **FOR LEASE**

**COTTONWOOD SQUARE** offers prime retail and office space at the busy intersection of N Union Blvd & Dublin Blvd in north Colorado Springs. This high-visibility, mixed-use center provides easy access via a full-movement intersection and is just minutes from the North Academy trade area.

With a diverse tenant mix—including bars and grills, pet services, insurance, gas/convenience, and more—Cottonwood Square attracts steady daily traffic. Ample parking and proximity to major roads make this a strong location for growing businesses.

- High-visibility corner of Union & Dublin
- Mixed-use center with strong tenant synergy
- Easy access and ample parking
- Surrounded by established residential communities
- Minutes from major trade areas & arterial roadways
- Zoned MX-M (Mixed-Use: Commercial/Office/Retail)
- Situated on a 5.05-acre site
- Established center built in 1984

## RETAIL



**48,824 SF**  
Retail Center Area



**1,226-6,513 SF**  
Available Space



**Contact Broker**  
Lease Rate



**\$7.14 per RSF**  
Operating Expenses (2025 Est)

## OFFICE



**22,083 SF**  
Office Building Area



**1,985-4,029 SF**  
Available Space



**Contact Broker**  
Lease Rate



**\$7.31 per RSF**  
Operating Expenses (2025 Est)





# SITE PLAN



## RETAIL TENANT LIST

**2809** Over Time Sports Bar & Grill

**2813** Elite Nails

**2815** Farmers Insurance

**2817** AVAILABLE • 1,226 SF

**2819** Taste of Philly

**2825**  
**-2827** Piglatin Cocina

**2829** AVAILABLE • 1,448 SF (12/1/25)

**2833** AVAILABLE • 1,537 SF (12/1/25)

**2835** AVAILABLE • 3,528 SF

**2839** National Karate Academy of Martial Arts

**2851** Bakery

**2855** Dynamic Healthcare Team

**2867** Liquor Store

**2871** Kwik Way

**2873** Critter Clips





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## OFFICE AVAILABILITY



**22,083 SF**  
Office Building Area



**Contact Broker**  
Lease Rate



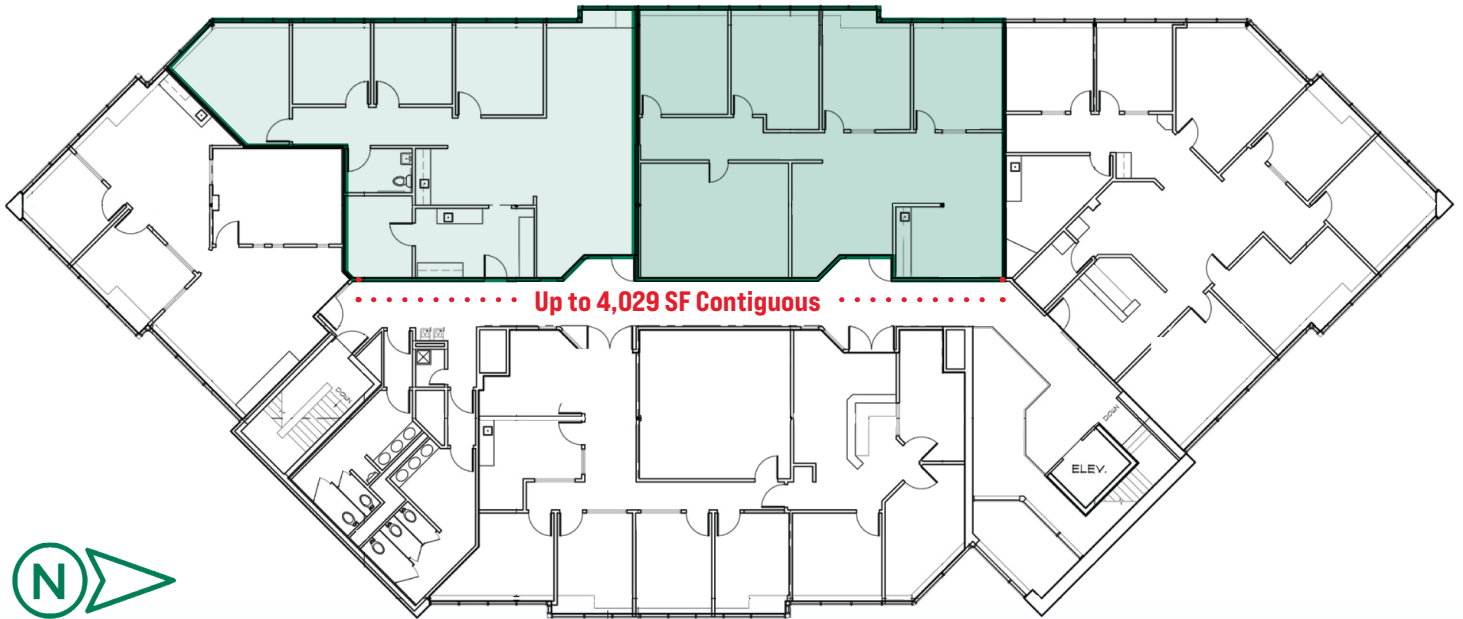
**1,985-4,029 SF**  
Available Space



**\$7.31 per RSF**  
Operating Expenses (2025 Est)

OCCUPIED BUT AVAILABLE  
**Suite 204 • 1,985 RSF**

OCCUPIED BUT AVAILABLE  
**Suite 202 • 2,044 RSF**



Enjoy Western-Facing Views from Suites 202 & 204!







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## RETAIL AVAILABILITY



**48,824 SF**  
Retail Center Area



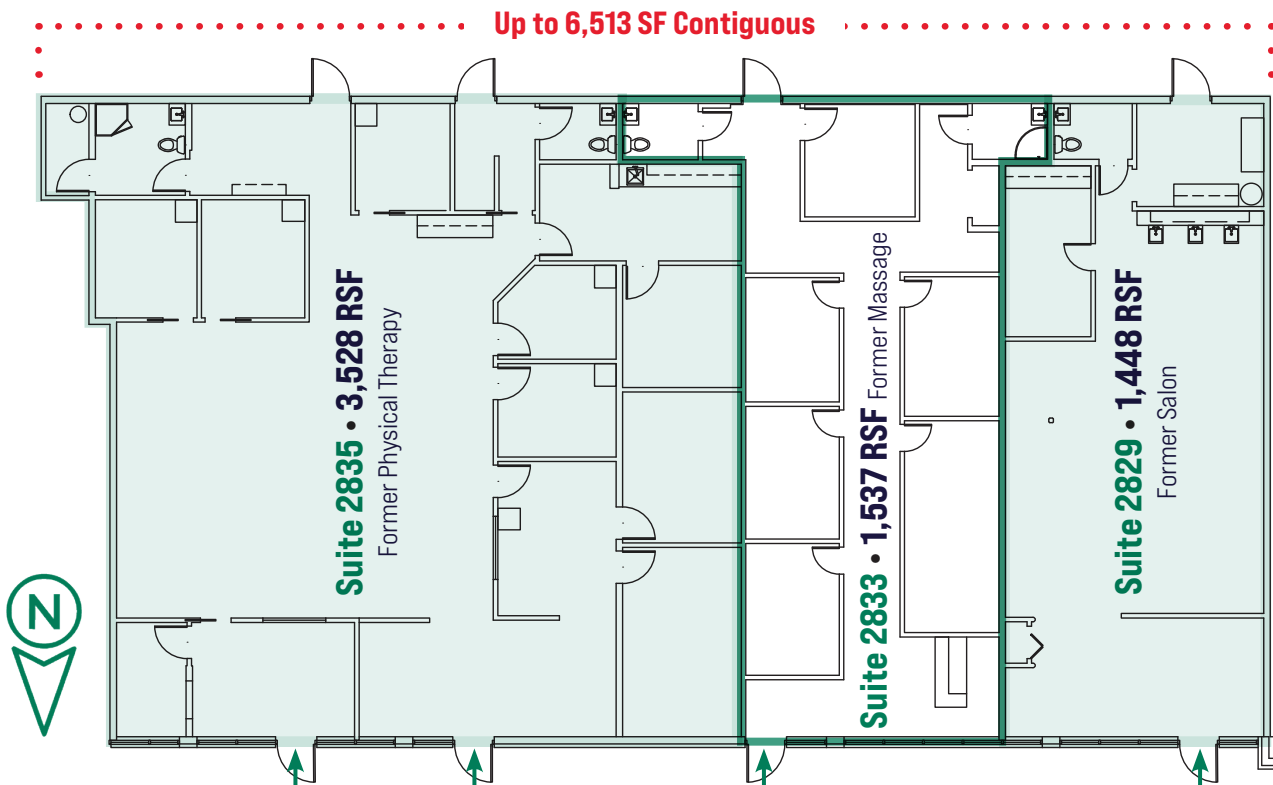
**1,226-6,513 SF**  
Available Space



**Contact Broker**  
Lease Rate



**\$7.14 per RSF**  
Operating Expenses (2025 Est)





# DEMOGRAPHICS



## HOUSEHOLDS

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



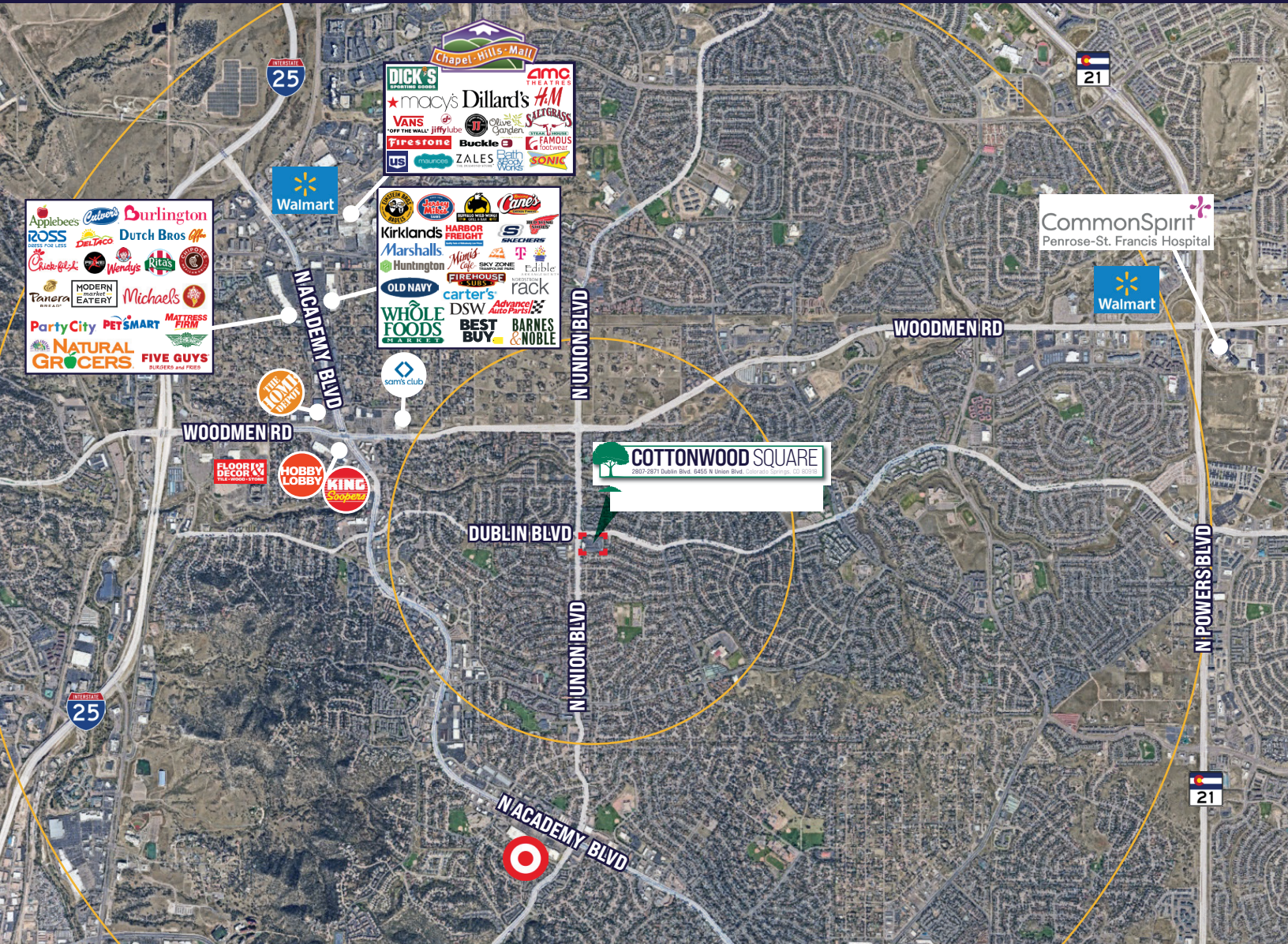
## POPULATION

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

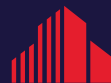


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