



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

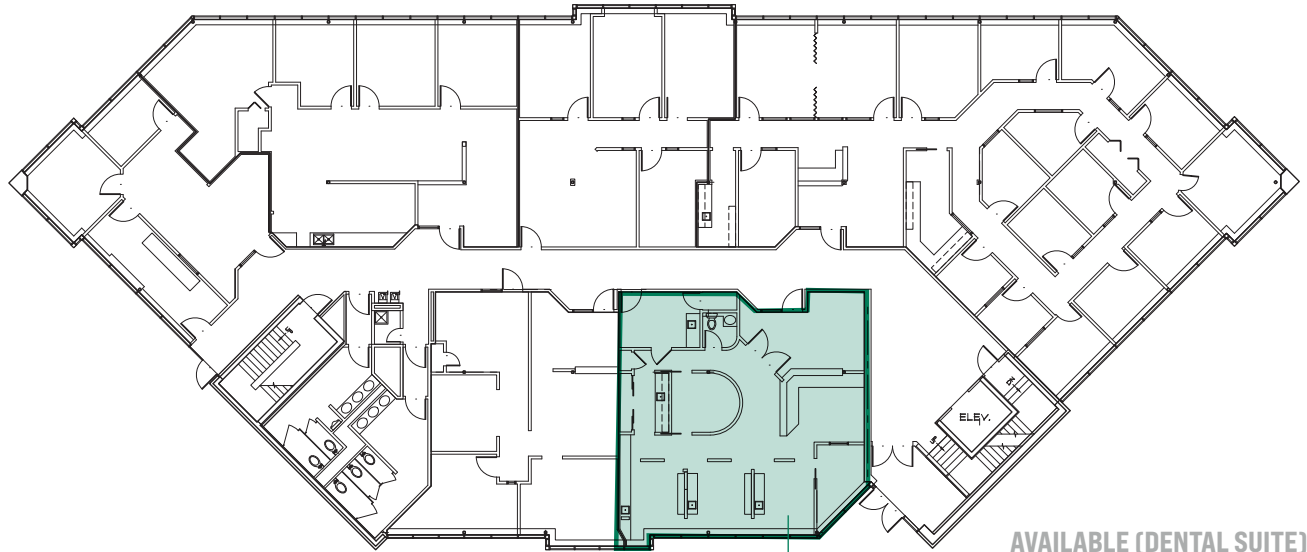
2873 Critter Clips



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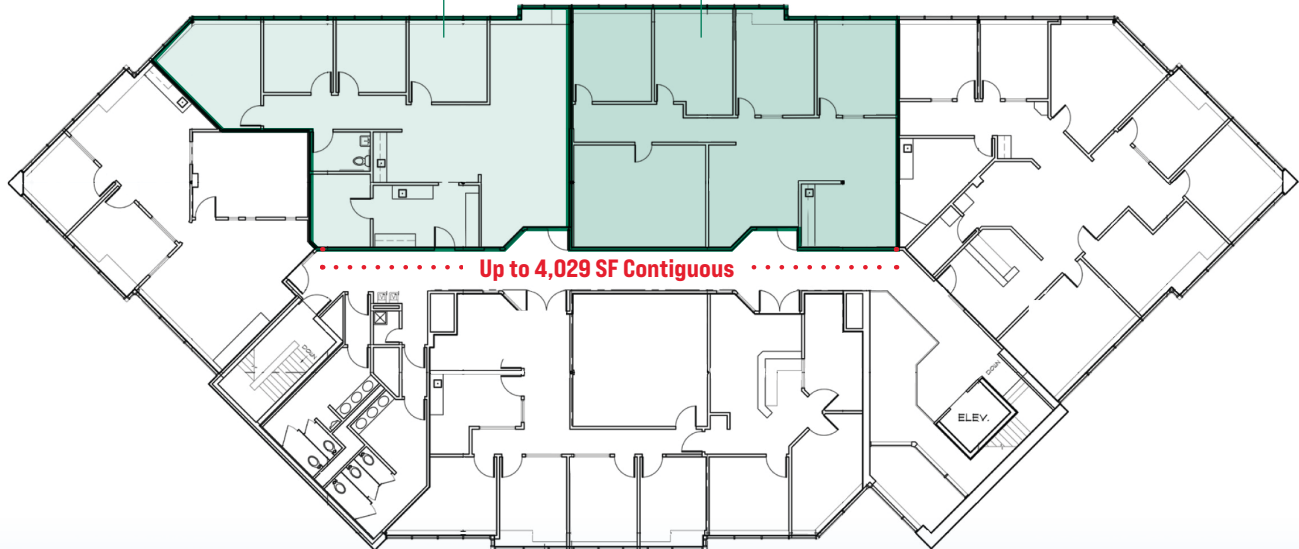
OFFICE



AVAILABLE (DENTAL SUITE)
Suite 101 • 1,560 RSF

OCCUPIED BUT AVAILABLE
Suite 204 • 1,985 RSF

OCCUPIED BUT AVAILABLE
Suite 202 • 2,044 RSF



Up to 4,029 SF Contiguous

Enjoy Western-Facing Views from Suites 202 & 204!





COTTONWOOD SQUARE

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RETAIL



48,824 SF
Retail Center Area



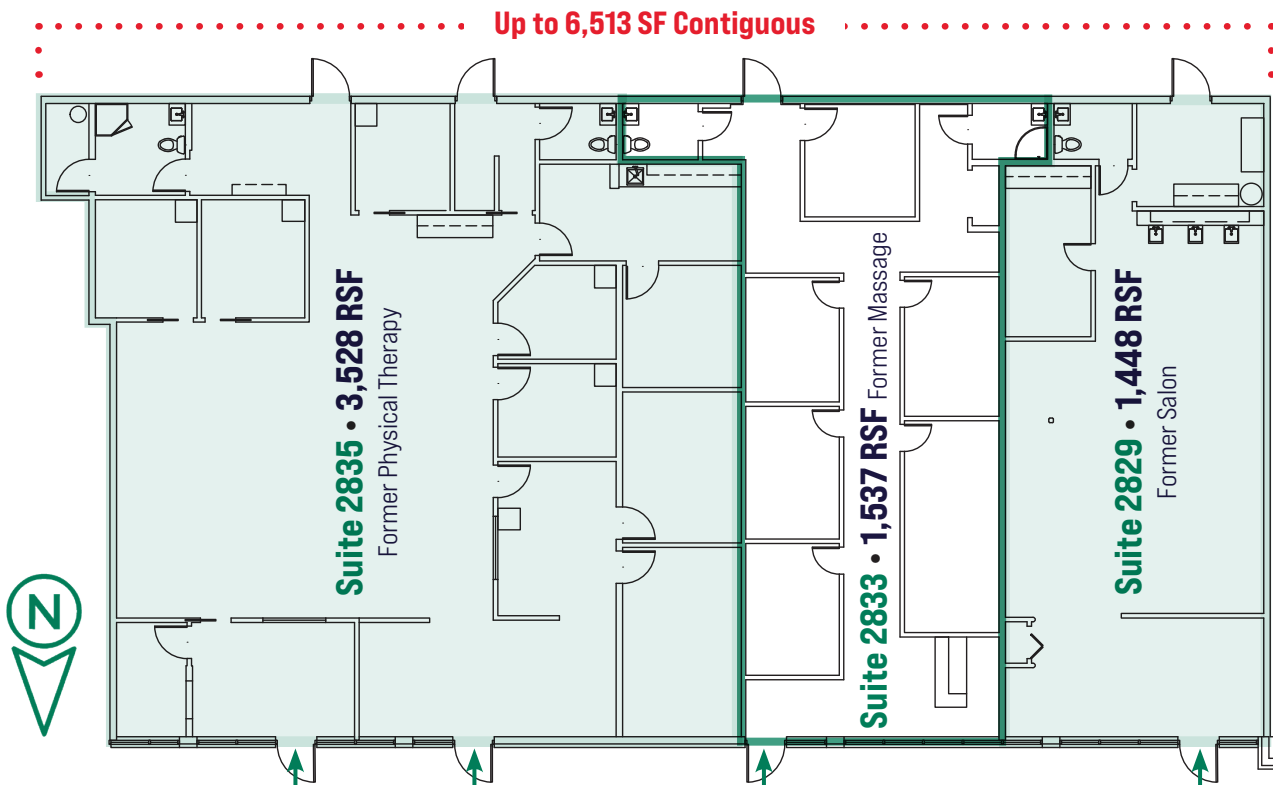
1,226-6,513 SF
Available Space



Contact Broker
Lease Rate



\$7.14 per RSF
Operating Expenses (2025 Est)



DEMOGRAPHICS



HOUSEHOLDS



POPULATION

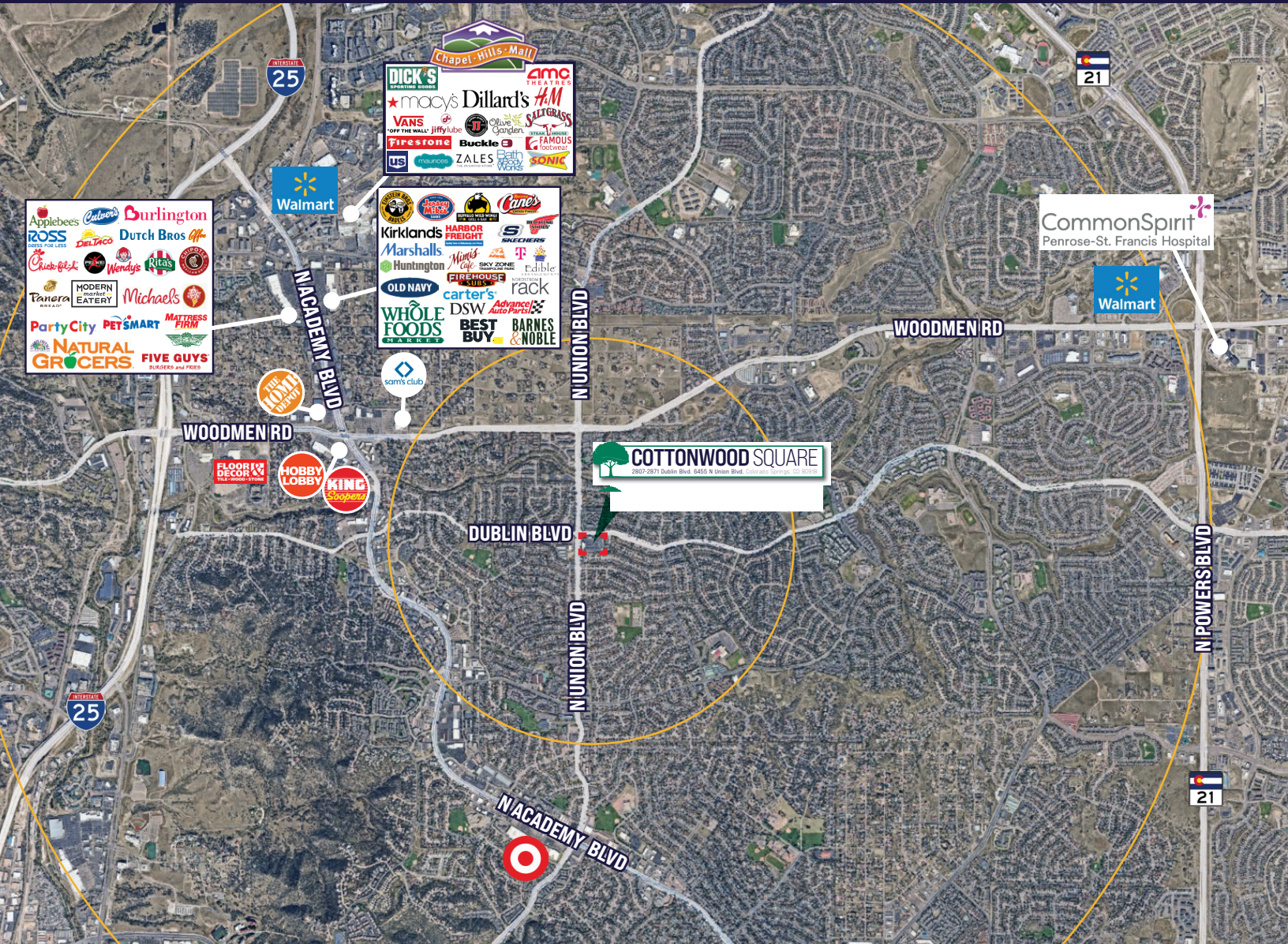


AVERAGE HOUSEHOLD INCOME

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



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