

**AVAILABLE  
RETAIL  
SPACE**



**Colorado Springs  
Commercial**

# CONSTITUTION PLACE

5829-5961 CONSTITUTION AVE  
COLORADO SPRINGS, CO 80915



#5961  
2,154 SF



CONSTITUTION AVE

POWERS BLVD - 59,226 VPD



Positioned at the high-traffic intersection of Powers Blvd and Constitution Ave, Constitution Place offers exceptional visibility and access within the heart of the Powers Trade Area—a recognized hub for national retailers and one of Colorado’s most dynamic commercial corridors.

This thriving shopping center benefits from strong daily traffic counts, robust residential growth, and close proximity to major national anchors. With a mix of established tenants and flexible retail spaces, Constitution Place presents a rare opportunity to join one of the city’s most in-demand retail destinations.

- Surrounded by national retailers, dense rooftops, and growing population
- Excellent signage and visibility
- Ample parking and easy ingress/egress
- Ideal for retailers, service providers, or restaurants seeking high exposure in a proven market.

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**SHOPPING CENTER SIZE**  
**160,596 SF**



**BUILDING SIGNAGE AVAILABLE**



**PARKING RATIO**  
**6:1,000 RSF**



**LEASE RATE (IN-LINE)**  
**\$29.00 per RSF NNN**



**ZONING**  
**MX-M**

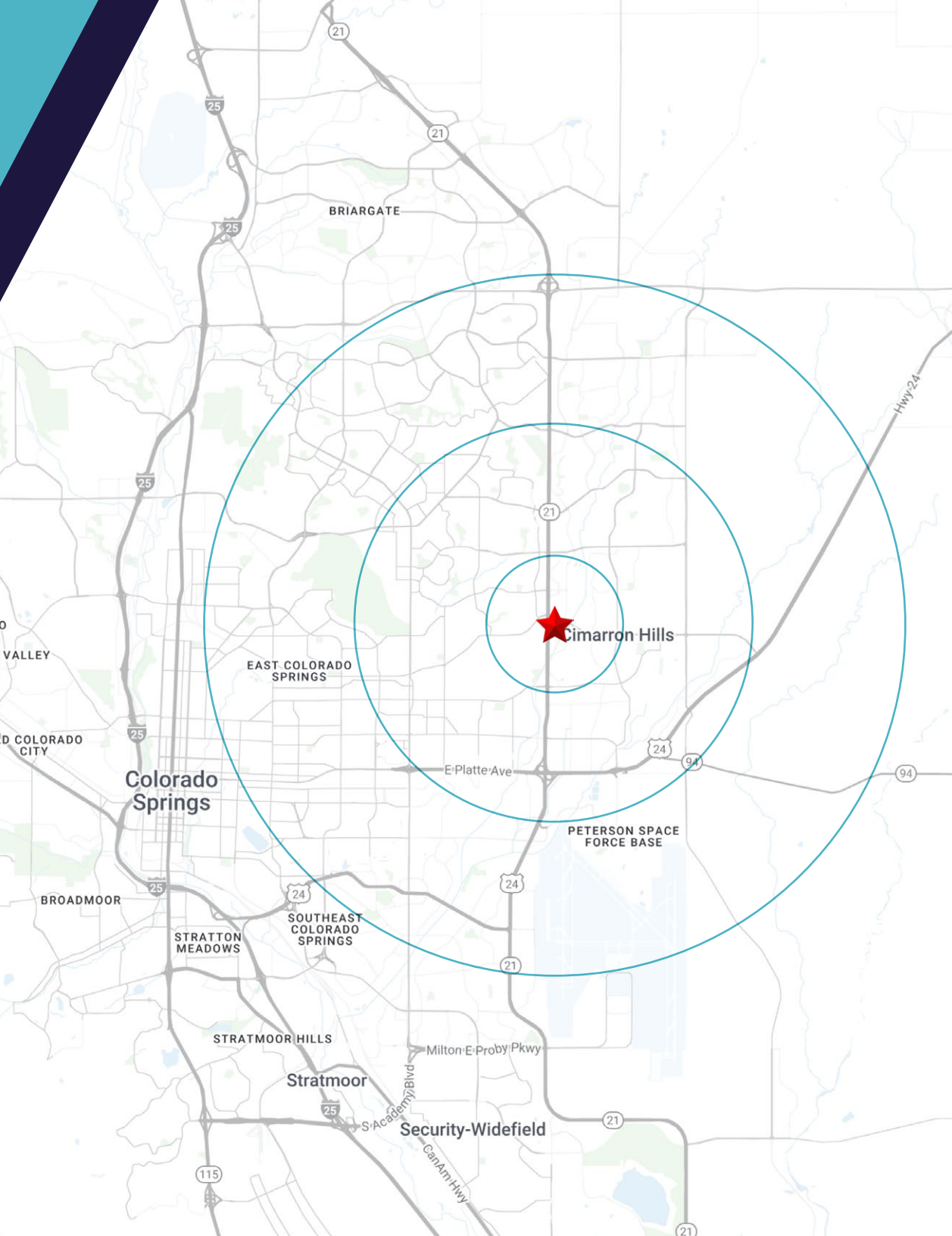


**OPERATING EXPENSES**  
**\$8.74 per RSF (2025 Est.)**

# SUITE 5961

2,154 SF





# DEMOGRAPHICS



## 2024 HOUSEHOLDS

1 MILE	3 MILES	5 MILES
3,995	41,686	97,696



## 2024 POPULATION

1 MILE	3 MILES	5 MILES
10,429	105,522	249,198



## AVG. HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$94,069	\$87,418	\$87,335



**CUSHMAN & WAKEFIELD**

**Colorado Springs Commercial**

**DAN RODRIGUEZ**

Sr Managing Director

+1 719 418 4068

dan@coscommercial.com

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