



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial



COTTONWOOD SQUARE

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

Restaurant
2,481 SF Available

Inline Retail
1,226 SF Available

2nd Floor Office
1,248-2,651 SF Available

DUBLIN BLVD - 15,729 VPD

28,713 VPD - N UNION BLVD

Restaurant Space with
Outdoor Patio Available

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



1,226-2,481 SF
Available Space



Contact Broker
Lease Rate



\$7.14 per RSF
Operating Expenses (2026 Est)

OFFICE



22,083 SF
Office Building Area



1,248-2,651 RSF
Available Space



Contact Broker
Lease Rate



\$7.31 per RSF
Operating Expenses (2026 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 AVAILABLE • 2,481 SF

2829 Salon

2833 Relaxation Massage

2835 Denver Recovery Group

2839 National Karate Academy of Martial Arts

2851 Bakery

2855 Dynamic Healthcare Team

2867 Liquor Store

2871 Kwik Way

2873 Critter Clips

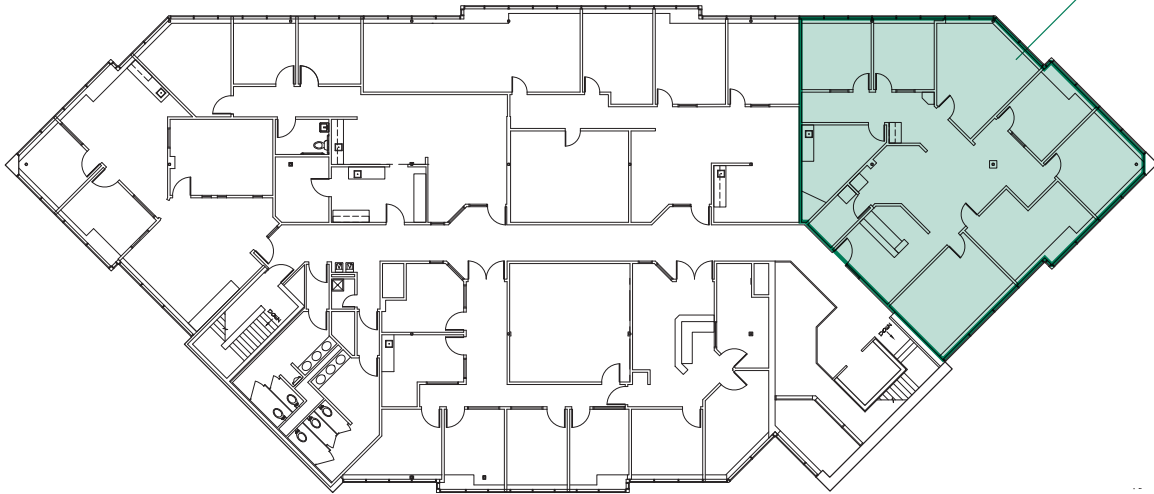


COTTONWOOD SQUARE

2807-2871 Dublin Blvd
6455 N Union Blvd
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OFFICE

Enjoy Western-Facing Views from Suite 200!
Suite 200 • 2,651 RSF



Suite 103 • 1,248 RSF
(PENDING) Available 1/1/27



Approximate layout only; not to scale. Areas/SF not measured to BOMA standards. Interested parties are responsible for verifying all information; subject to errors, omissions, and change without notice.



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RETAIL



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Retail Center Area



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Lease Rate



1,226 - 2,481 SF
Available Space

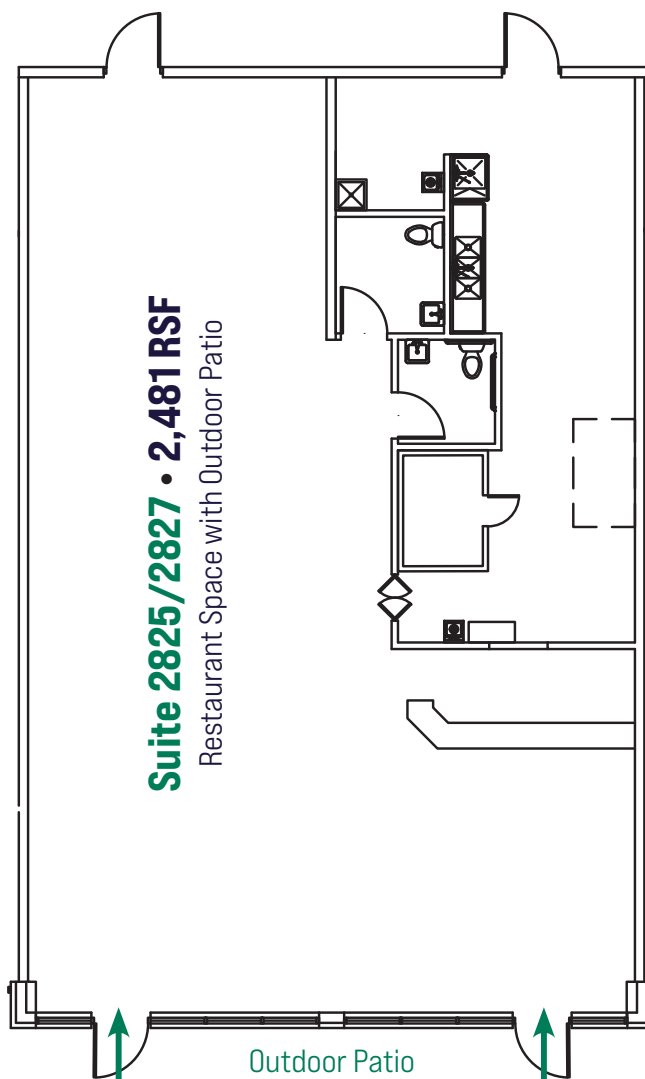


\$7.14 per RSF
Operating Expenses (2026 Est)



Suite 2817 • 1,226 RSF

Shell Space



Suite 2825/2827 • 2,481 RSF

Restaurant Space with Outdoor Patio

Outdoor Patio

DEMOGRAPHICS



HOUSEHOLDS

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



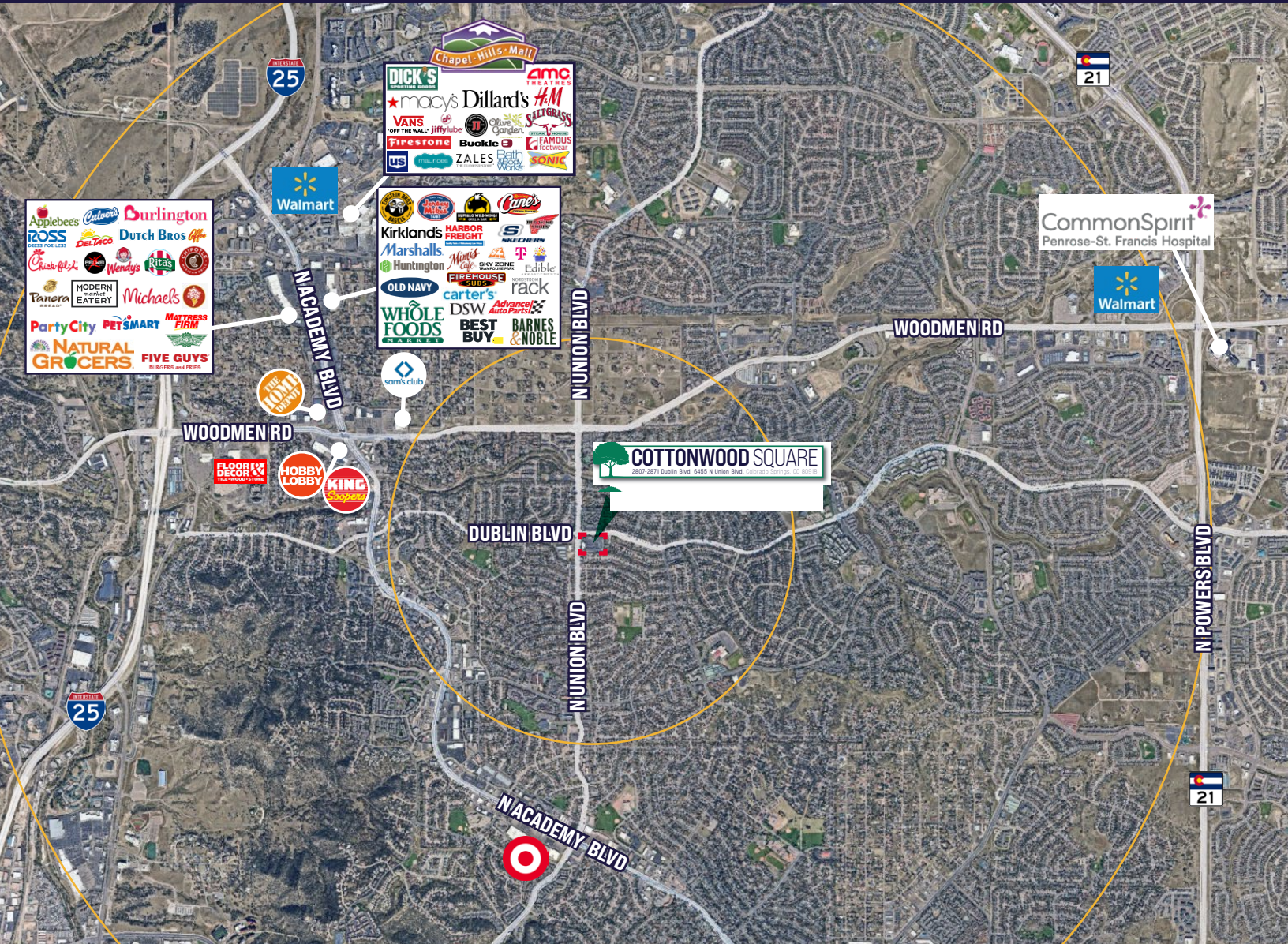
POPULATION

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

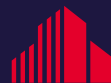


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