

RETAIL SPACE FOR LEASE

1445-1469 S Murray Blvd | Colorado Springs | Colorado 80916

5 Months Free Rent Available.*



Market at Sand Creek

County ▲ El Paso

Building Size ▲ 10,142

Year Built ▲ 2000

Zoning ▲ PBC AO SS

Parking Ratio ▲ 4.93/1,000 SF

Space Available ▲ 4,800 SF

Minimum Divisible ▲ 1,200 SF

Maximum Contiguous ▲ 3,600 SF

Lease Rate ▲ \$18.50/SF

NNN Expenses ▲ \$6.50/SF

- Rare vacancy in this highly visible strip mall
- Adjacent to Safeway and Conoco
- Located across from 3 apartment complexes with over 1,000 units
- Hard Corner Location at Fountain and Murray
- Under 4 miles to both I-25 and Colorado Springs Airport
- Strong Demographics
- Co-tenants include Sand Creek Liquor, SuperCuts, Subway and Blissful Nails

*With qualified 5 year lease signed before Oct 2017.

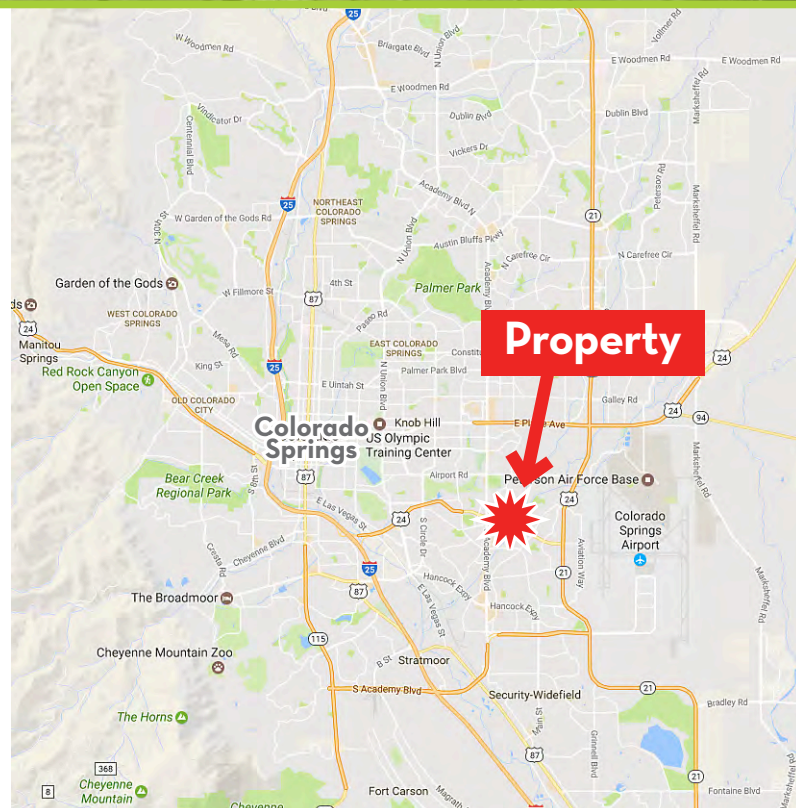




DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
2021 Projection	19,618	103,730	244,838
2016 Estimate	18,367	97,080	230,470
Growth 2016-2021	6.81%	6.85%	6.23%
Growth 2010-2016	11.94%	12.16%	8.64%
Median Age	28.9	31.2	32.2
Households	1 Mile	3 Miles	5 Miles
2021 Projection	7,309	38,946	96,915
2016 Estimate	6,842	36,435	91,134
Average Size	2.7	2.6	2.4
Household Income	1 Mile	3 Miles	5 Miles
2016 Average	\$52,080	\$48,385	\$56,644
2016 Median	\$43,934	\$39,107	\$44,540

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person viewing this information to independently verify it. This package is subject to change, prior sale, or complete withdrawal.



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