

DUBLIN VILLAGE



RETAIL »
FOR LEASE

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1640 & 1712 Dublin Blvd., Colorado Springs, CO



CONTACT US



JASON F. KINSEY > 303 283 4598
jason.kinsey@colliers.com

BRADY KINSEY > 720 833 4618
brady.kinsey@colliers.com

COLLIERS INTERNATIONAL
4643 SOUTH ULSTER STREET | SUITE 1000 | DENVER, CO 80237

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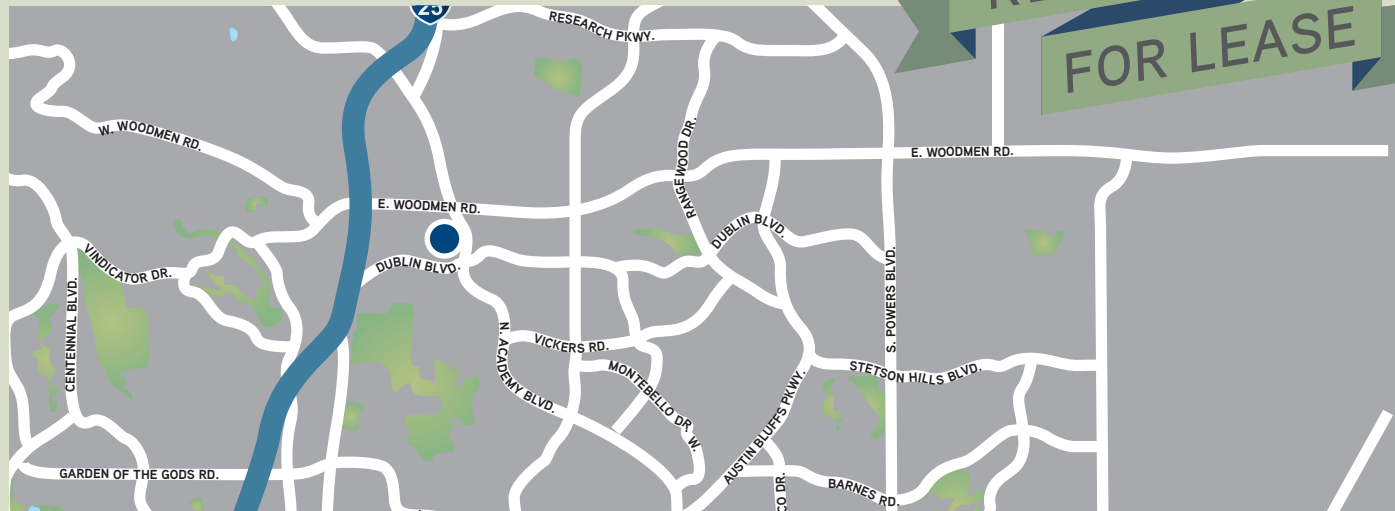
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Site Plan



Building Information

Available	1,400 – 3,053 SF
Lease Rate:	\$17.00/SF NNN
NNN:	\$4.16/SF

Highlights

- > Sprouts Farmers Market anchored center
- > Easy access to both Academy and I-25
- > High incomes and traffic counts

Demographics

POPULATION	1 MILE	3 MILES	5 MILES
	10,534	86,770	227,742
	AVERAGE HH INCOME		
AVERAGE HH INCOME	1 MILE	3 MILES	5 MILES
	\$82,323	\$91,256	\$93,279
	DAYTIME POPULATION		
DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
	11,663	97,572	233,247

Source: ESRI 2018 Estimates

Traffic

North Academy Blvd. North of Dublin Blvd.:	39,614 VPD
North Academy Blvd. South of Dublin Blvd.:	47,913 VPD
Dublin Blvd. West of North Academy Blvd.:	17,993 VPD

Source: MPSI 2017 Estimates

Tenants

Anchor A - Pikes Peak Motorsports		Anchor B - Sprouts Farmers Market	
1	Stonegate Homes	8	Dublin Coin Laundry
2	AVAILABLE - 1,424 SF	9	AVAILABLE - 1,400 SF
3	AVAILABLE - 1,400 SF	10-12	Sherwin Williams
4	Classic Liquor	13	Fascinations
5	Silver Hawk Tea	14-15	AVAILABLE - 3,053 SF (Divisible)
6	Board and Brush	16	Cricket Wireless
7	Budget Framer	17	Jun Japanese Restaurant

