

6616

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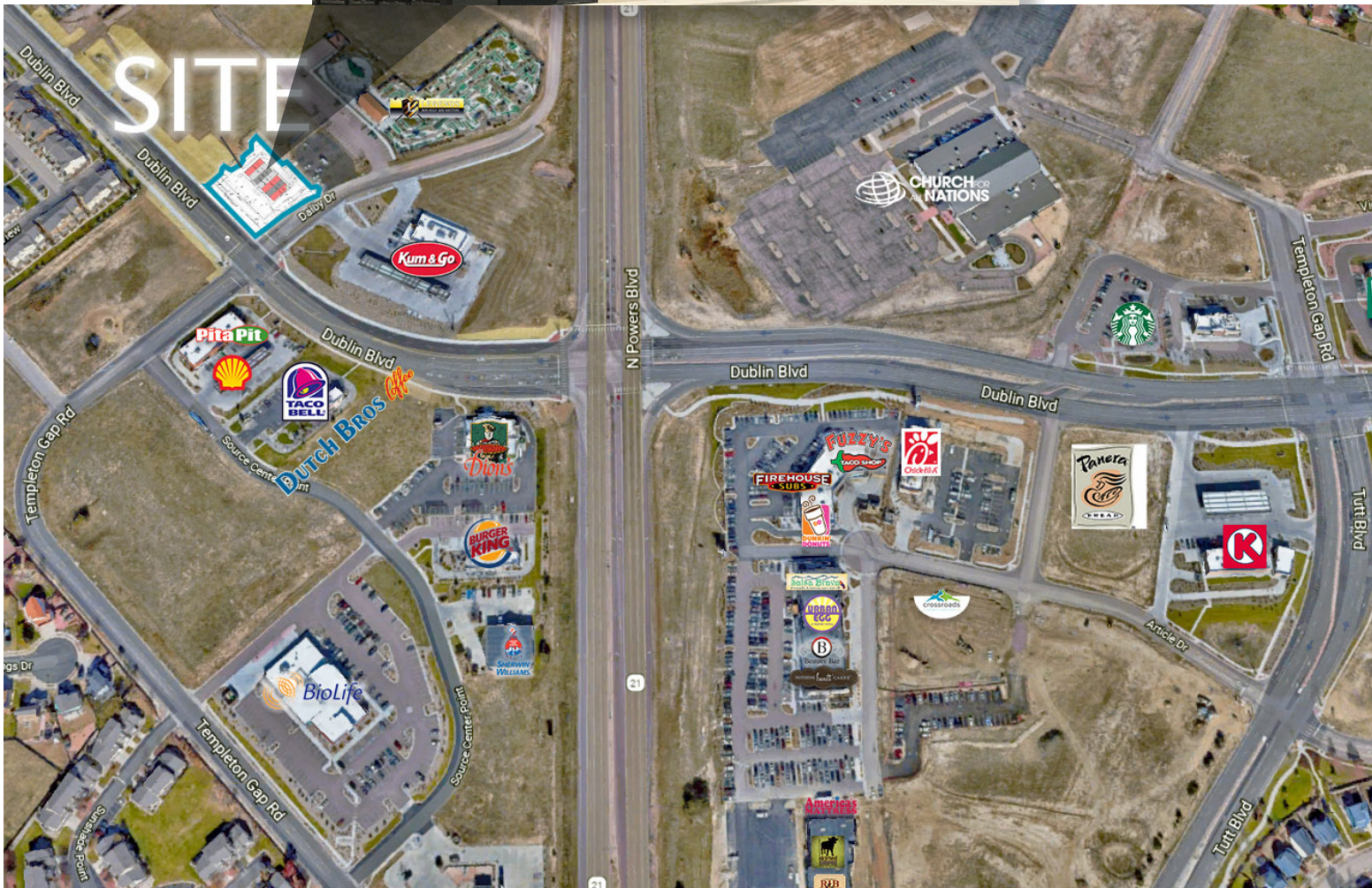
CUSHMAN & WAKEFIELD

Colorado Springs Commercial

Dalby Drive Colorado Springs, CO

NOW LEASING

NEW CONSTRUCTION MULTI-TENANT RETAIL BUILDING
LOCATED AT THE NWC OF DUBLIN BLVD. & DALBY DR. JUST WEST OF POWERS BLVD.



6616

Dalby Drive Colorado Springs, CO

1,372 to 10,480 RSF AVAILABLE



IDEAL USES

Urgent Care
Cellular Phone Sales & Service
Restaurant Concepts
Fitness Center
Salon & Spa
Financial Center

PRICING

Lease Rates:
\$32 to \$35/RSF NNN

NNN Rate (Estimated):
\$9.00/RSF

PARKING

Number of Spaces:
56

ZONING

PBC CU AO
(Planned Business Center)
City of Colorado Springs



COLORADO SPRINGS

Northeast Retail Submarket



Colorado Springs Commercial



AVAILABILITY

Suite 100
1,515 RSF

Suite 120
1,519 RSF

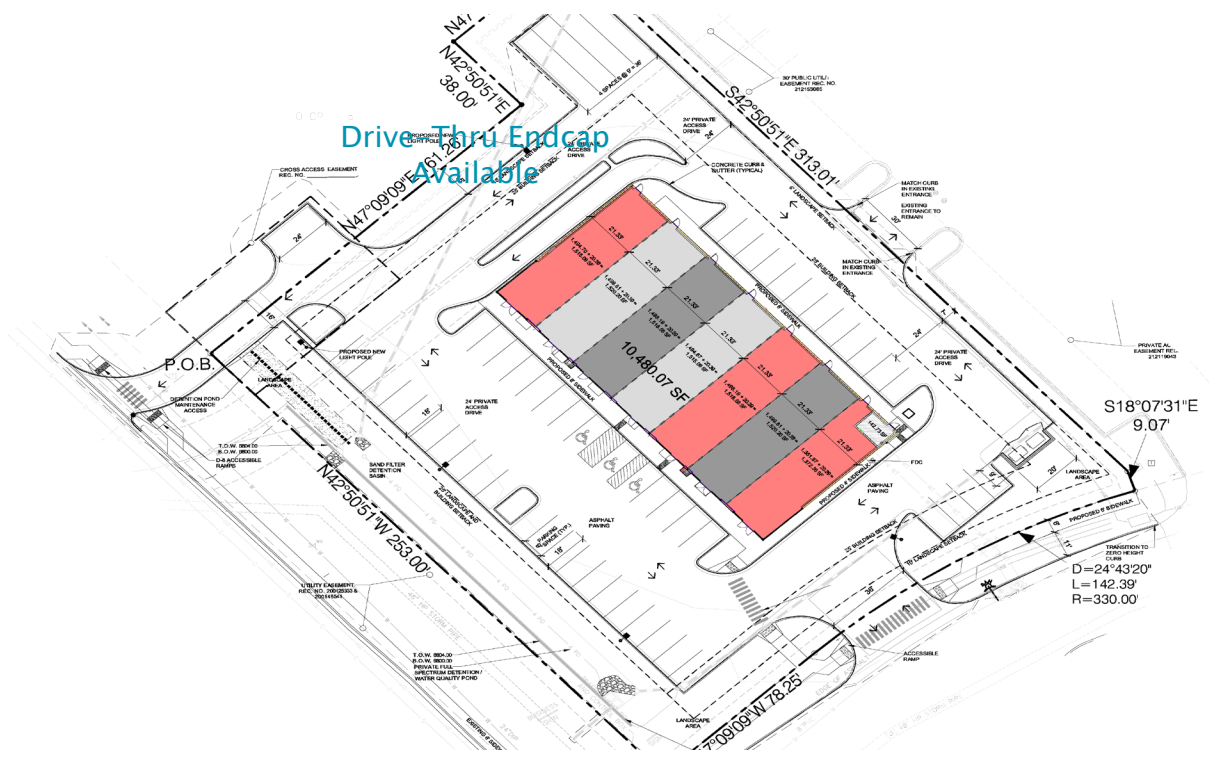
Suite 140
1,519 RSF

Suite 160
1,372 RSF

Suite 110
1,520 RSF

Suite 130
1,515 RSF

Suite 150
1,520 RSF





DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------------|-----------------------------|---------------|----------|
| 2019 Population Estimate | 15,833 | 106,140 | 203,589 |
| 2024 Population Projection | 16,807 | 113,347 | 217,837 |
| Population Growth 2019-2024 | 6.15% | 6.79% | 7.02% |
| Population Growth 2010-2019 | 1.49% | 5.46% | 6.95% |
| 2019 Number of Housholds Estimate | 5,731 | 38,091 | 76,296 |
| 2024 Number of Housholds Projection | 6,089 | 40,715 | 81,773 |
| Growth 2019 - 2024 | 6.25% | 6.89% | 7.13% |
| Growth 2010 - 2019 | 1.88% | 5.80% | 7.41% |
| 2019 Average Household Income | \$92,427 | \$98,442 | \$95,473 |
| Traffic Count | Dublin Blvd. & Dalby Dr. | 14,783 v.p.d. | |
| | Dublin Blvd. & Powers Blvd. | 44,290 v.p.d. | |

For more information, please contact exclusive agent:

Mark Useman
 O: 719 418 4069
 M: 719 231 7400
 museman@coscommercial.com



Colorado Springs Commercial

2 N Cascade Ave., 720
 Colorado Springs, CO 80903
 coscommercial.com