

Garden of the Gods Plaza

SHOPPING CENTER FOR LEASE

975-1045 Garden of the Gods Rd
 Colorado Springs, CO 80907



Shopping Center Size:
 96,347 SF

Available Space:
 890 SF & up

Lease Rate:
 \$9.00 to \$25.00/SF NNN

1025 End Cap:
 \$25.00/SF NNN

Expenses:
 \$4.50/SF (2020 est.)

Tenant Finish:
 Negotiable

Zoning:
 C6 (General Business)

Demographics

	1 Mile	3 Mile	5 Mile
Population			
2019 Est. Population	6,249	64,049	182,611
Households			
2019 Est. HHs	2,858	28,753	82,218
2019 Est. Avg. HH Income	\$79,756	\$91,575	\$80,931
Daytime Population	Approximately 45,000		
Traffic Counts (ADT 2018)			
W Garden of the Gods Rd @ Forge Rd			43,899
W Garden of the Gods Rd @ Elkton Dr			36,902
W Garden of the Gods Rd @ Forrest Hill Rd			40,943

Source: 2019 US Estimate, All Rights Reserved, Alteryx, Inc., CoStar



Alex Winsor
 alexwinsor@oliverreg.com

Jeremy Shirley
 jeremys@oliverreg.com

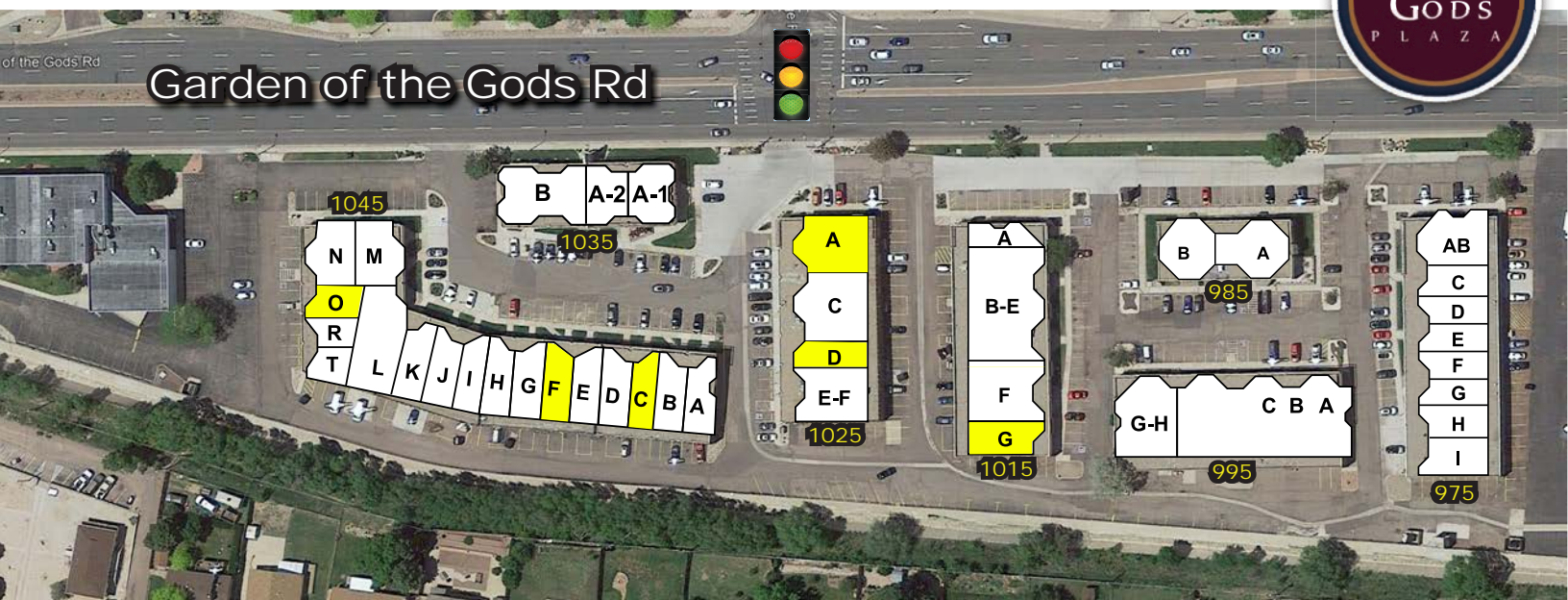
John Winsor
 johnwinsor@oliverreg.com



102 N Cascade Ave, Suite 250, Colorado Springs, CO 80903
 t. 719.598.3000 f. 719.578.0089 www.oliverreg.com

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Shopping Center For Lease



975 Building

AB	A Total New You Salon	3,557 SF
C	Celebration Metaphysical	2,184 SF
D	Consign & Design	1,808 SF
E-D	Well Life	3,608 SF
G	Little German Automotive	1,804 SF
H	SOCOfit	1,831 SF
I	Garden of the Gods Homes	1,865 SF

985 Building

A	Molica's Market	3,034 SF
B	Molica's Market	1,444 SF

995 Building

A-C	Interiors/Exteriors	10,717.5 SF
G & H	Interiors/Exteriors	3,572.5 SF

1015 Building

A	Checkmate of CO, Inc.	1,715 SF
B-E	USA Taekwondo	6,632 SF
F	Funny Fashion	3,946 SF
G	AVAILABLE	2,161 SF

1025 Building

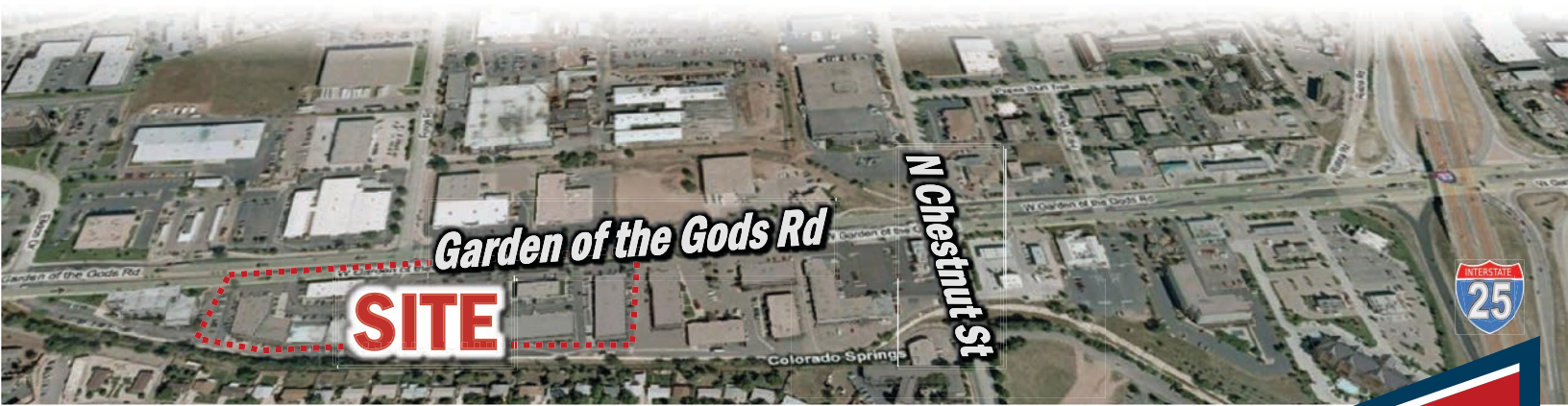
A	AVAILABLE	3,282 SF
C	CorePower Yoga	3,542 SF
D	AVAILABLE	1,766 SF
E-F	Ewe & Me	4,225 SF

1035 Building

A-1	Jimmy Johns	1,615 SF
A-2	INTEGRITY Urgent Care	1,457 SF
B	INTEGRITY Urgent Care	3,071 SF

1045 Building

A	Kissing Camels Chiropractic	1,675 SF
B	La Dulce	1,624 SF
C	AVAILABLE	1,616 SF
D	Ski Maxx	1,648 SF
E	Surfaces by Andrea	1,616 SF
F	AVAILABLE	1,641 SF
G	Thermal Hair	1,608 SF
H	McCaw Communications	1,629 SF
I	Abby Organics	2,211 SF
J	Camino Massage	1,585 SF
K	Painting with a Twist	1,711 SF
L	Pikes Peak Hospice	2,614 SF
M	American Family Insurance	1,605 SF
N	Dr. Daniel Holsteen	1,786 SF
O	AVAILABLE	890 SF
R	Creative Bus	919 SF
T	Joe Haddad	1,131 SF



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