

Oaks Business Center

805-955 GARDEN OF THE GODS ROAD, COLORADO SPRINGS, CO 80907

RETAIL



Traffic Counts

I-25 at Garden of the Gods Road	83,295 VPD
Garden of the Gods Road at Hilton Parkway	54,555 VPD
Garden of the Gods Road at Forge Road	45,088 VPD
Garden of the Gods Road at Centennial Boulevard	47,579 VPD

2018 Estimated Demographics

	1 mile	3 miles	5 miles
Population	6,657	65,387	188,101
Average Household Income	\$73,489	\$88,050	\$78,384
Households	2,885	28,989	83,227

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MANY OPTIONS AVAILABLE!



OAKS BUSINESS CENTER

- + Excellent northwest location just off I-25 past Chestnut Street on Garden of the Gods Road in one of the busiest sections of town
- + Property consists of four stand alone multi-tenant buildings with excellent visibility and high traffic counts

Property Details

Total Size (4 Buildings)	44,925 SF
Land Area	2.35 AC
Parking	25 Spaces 0.60/1,000
Zoning	C6
Lease Rate	\$11.00-\$13.00/SF
CAM	\$3.04/SF

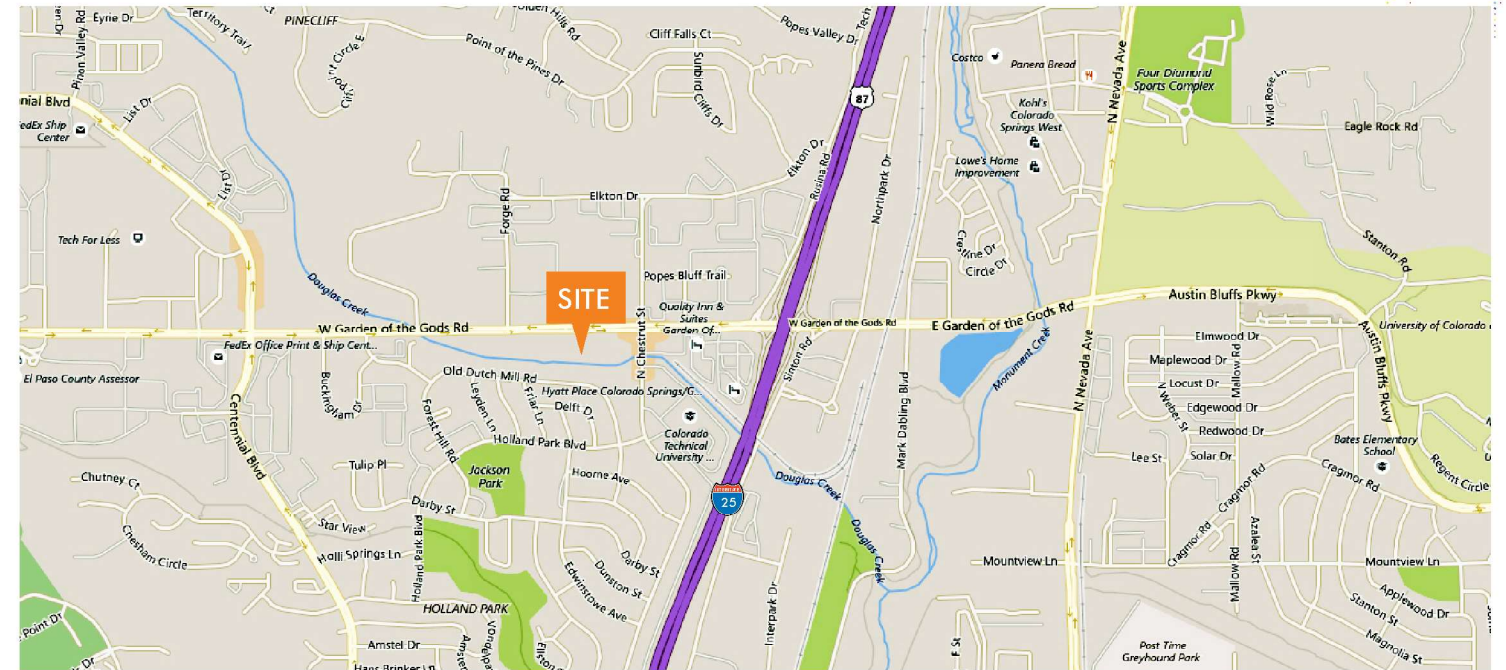
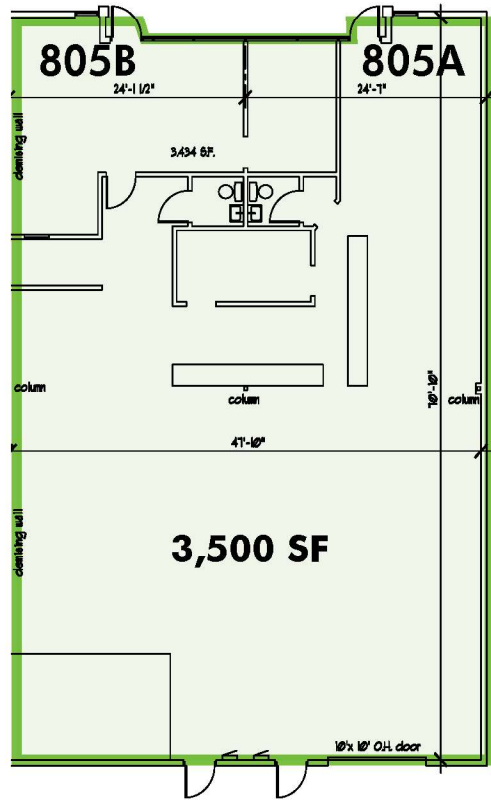


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Tenant	Bldg Suite	SF
AVAILABLE	805-A & B	3,500 SF
Arctic Spas	805-C,D,E,F,G,H	
A Rise Above Home Care	855-A	
Photographer's Edge	855-C	
AVAILABLE	855-E	1,750 SF
AVAILABLE	855-F	1,750 SF
Mr. Handyman	905-A	
Microcrafts	905-B	

Tenant	Bldg Suite	SF
AVAILABLE	905-D	1,750 SF
AVAILABLE	905-E	1,750 SF
A Physician's Home & Health Care	905-F	
Denver Art & Frame	955-A	
Kitchen Tune-Up	955-C	
Shorin Kung Fu	955-E	
Cartridge World	955-G	
Chief Vapor/Chief Relief	955-H	

