

DUBLIN VILLAGE



RETAIL »
FOR LEASE

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1640 & 1712 Dublin Blvd., Colorado Springs, CO



CONTACT US



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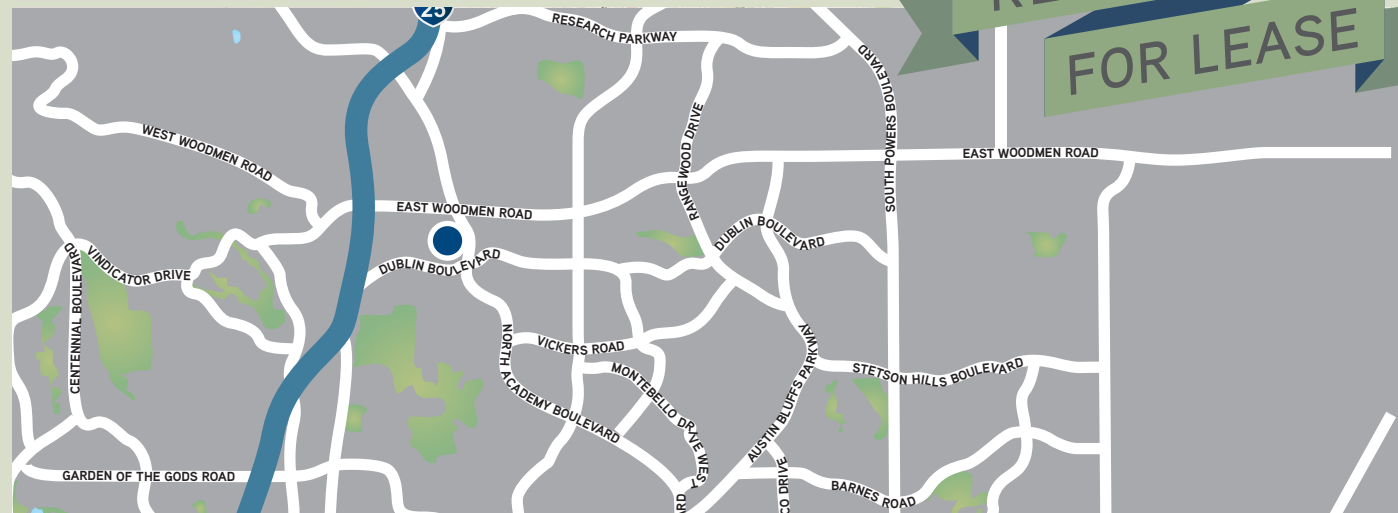
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Site Plan



Building Information

Available	1,424 - 3,053 SF
Lease Rate:	\$17.00/SF NNN
NNN:	\$3.85/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
	9,685	82,399	213,940
	AVERAGE HH INCOME		
AVERAGE HH INCOME	1 MILE	3 MILES	5 MILES
	\$73,315	\$80,873	\$82,837
	DAYTIME POPULATION		
DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
	6,945	51,872	114,494

Source: ESRI 2015 Estimates

Traffic

North Academy Boulevard North of Dublin:	24,442 VPD
North Academy Boulevard South of Dublin:	44,323 VPD

Source: MPSI 2014 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	Fantastic Sam's
3	Papa Murphy's Pizza	10-12	Sherwin Williams
4	Classic Liquor	13	Fascinations
5	Silver Hawk Tea	14	AVAILABLE - 1,513 SF
6	AVAILABLE - 1,965 SF	15	AVAILABLE - 1,540 SF
7	Budget Framer	16	Cricket Wireless
		17	Jun Japanese Restaurant

