

AVAILABLE FOR LEASE

5829 Delmonico Drive

COLORADO SPRINGS, CO 80919

RETAIL

FREESTANDING BUILDING!



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HIGHLY DESIRABLE BUSINESS DISTRICT

- + Freestanding building with 4,875 SF space available west of I-25
- + 58,954 daytime employees, and 68,114 residents within three miles of the site
- + Perfect for a restaurant, coffee shop, specialty food/liquor/wine, small gym or co-working space
- + Building and site are clean and well maintained
- + Situated on Delmonico Drive just past Rockrimmon Boulevard, and minutes from downtown and Garden of the Gods

Property Summary

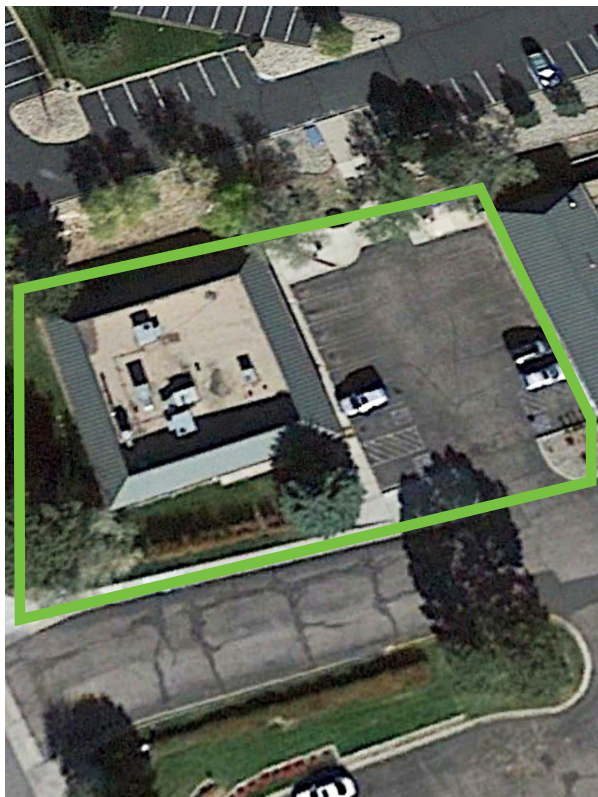
Lease Rate:	\$15.00-\$18.00/SF NNN
Property Type:	Freestanding single tenant building
Size:	0.59 Acres / 4,875 SF Building
Zoning:	PBC HS (Hillside) CU (Conditional Use)
Parking:	16 parking spaces; ratio of 1/304 SF

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2016 Estimated Demographics

	1 mile	3 miles	5 miles
Residential Population:	7,331	68,664	189,042
Employee Daytime Population:	6,598	55,487	104,131
Average Household Income:	\$81,770	\$82,837	\$81,216
Households:	3,243	29,295	78,648

Traffic Counts

Delmonico Drive at USA Cycling Point:	10,987
East Rock Rimmon Boulevard at Delmonico Drive:	20,500
I-25 at Mark Dabbling Boulevard:	119,000

Property Highlights

Nearby:	West - Pikes Peak East - Pulpit Rock & UCCS South - Downtown Colorado Springs
Amenities:	Unparalleled submarket amenities
Interstate:	Immediate access



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CONTACT

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