

719-723 S SIERRA MADRE ST, COLORADO SPRINGS, CO 80903

FOR
LEASE

\$15.00 SF + NNN
(\$3.40)



ABOUT THE PROPERTY

This versatile 3,479 SF commercial property, situated on a 0.21-acre corner lot, offers a prime opportunity for a wide range of business uses, featuring 14' walls, four drive-in doors, and a fully fenced lot. FBZ-T2B Zoning provides exceptional flexibility, making it an excellent choice for an auto shop, contractor's space and more. Ample parking ensures convenience for both employees and customers. This property is in a popular area of downtown facing Pikes Peak with great view.

DETAILS

Price \$15.00 PSF + NNN (est. \$3.40)

PROPERTY TYPE FREESTANDING

BUILDING SIZE 3,479 SF

LOT SIZE 8,954 SF (0.21 ACRE)

APN 6419204017

YEAR BUILT 1963

ZONING FBZ - T2B

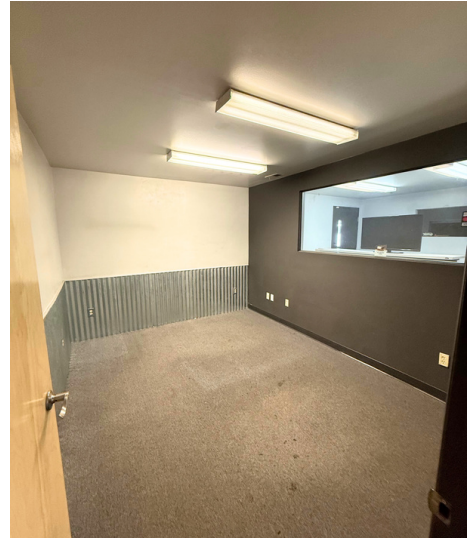
WALL HEIGHT 14'

DOORS FOUR DRIVE-IN

FEATURES OFFICES, TWO RESTROOMS & KITCHENETTE

INTERIOR PHOTOS

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AERIAL MAP

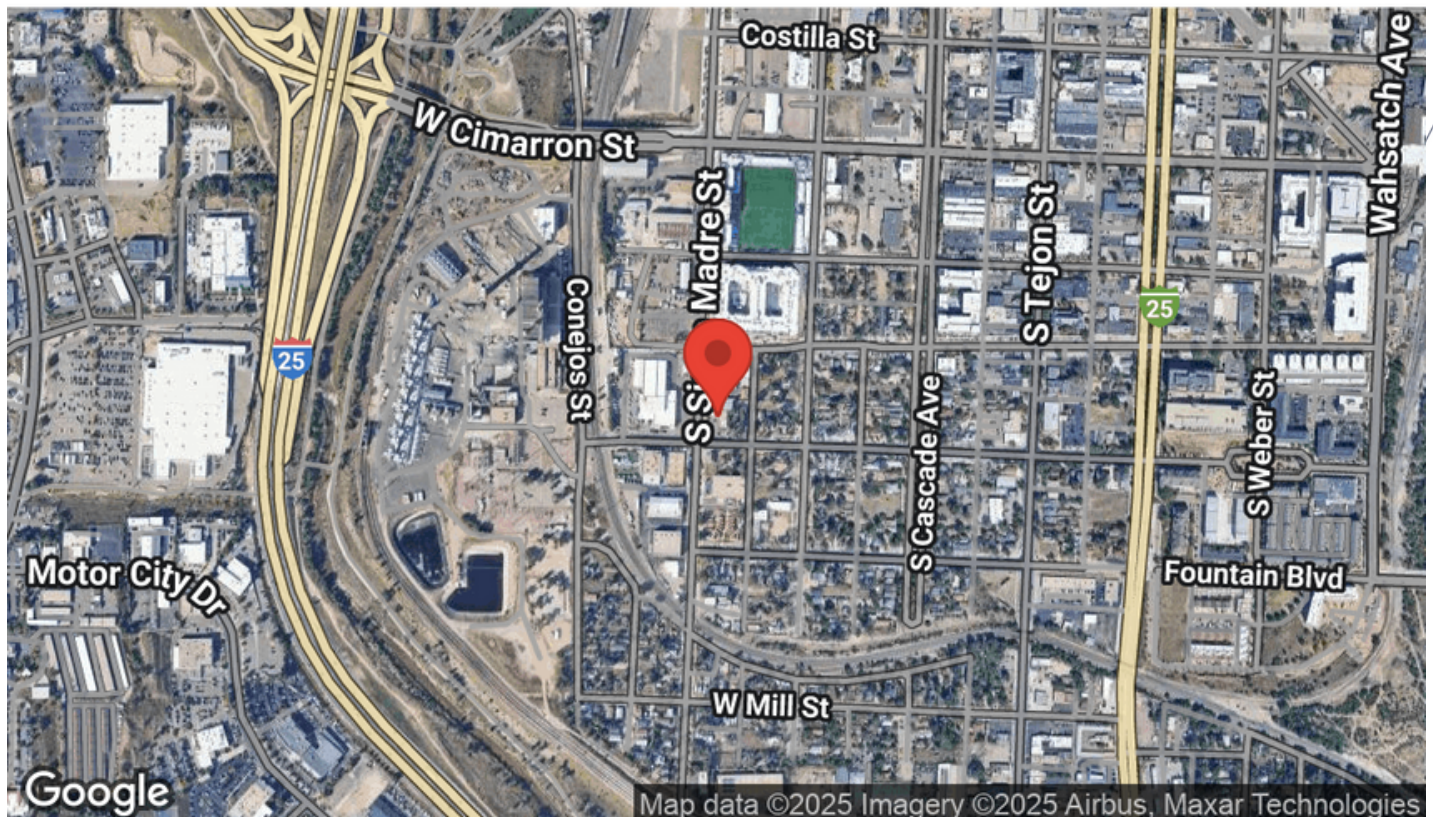
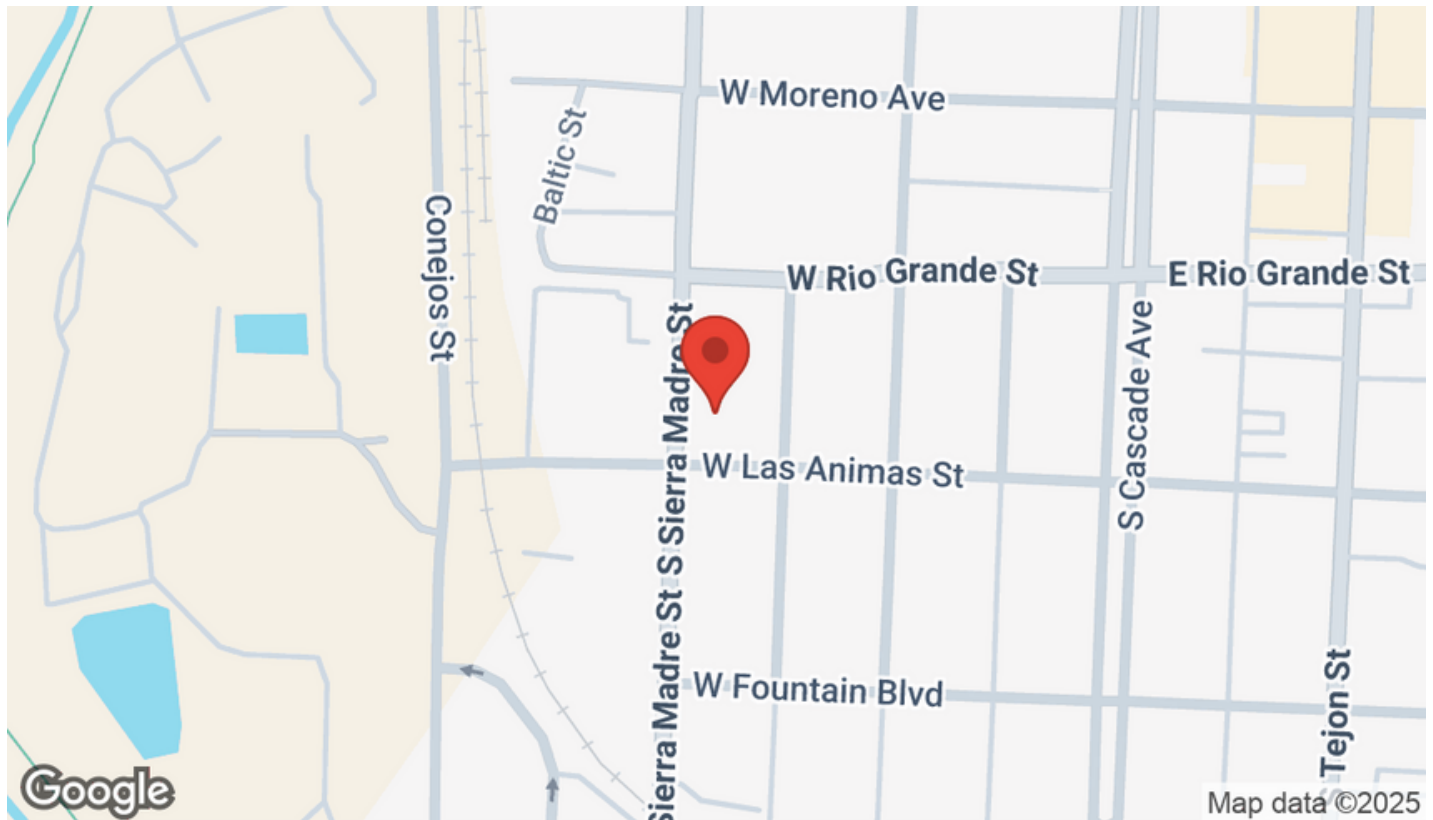
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LOCATION MAPS

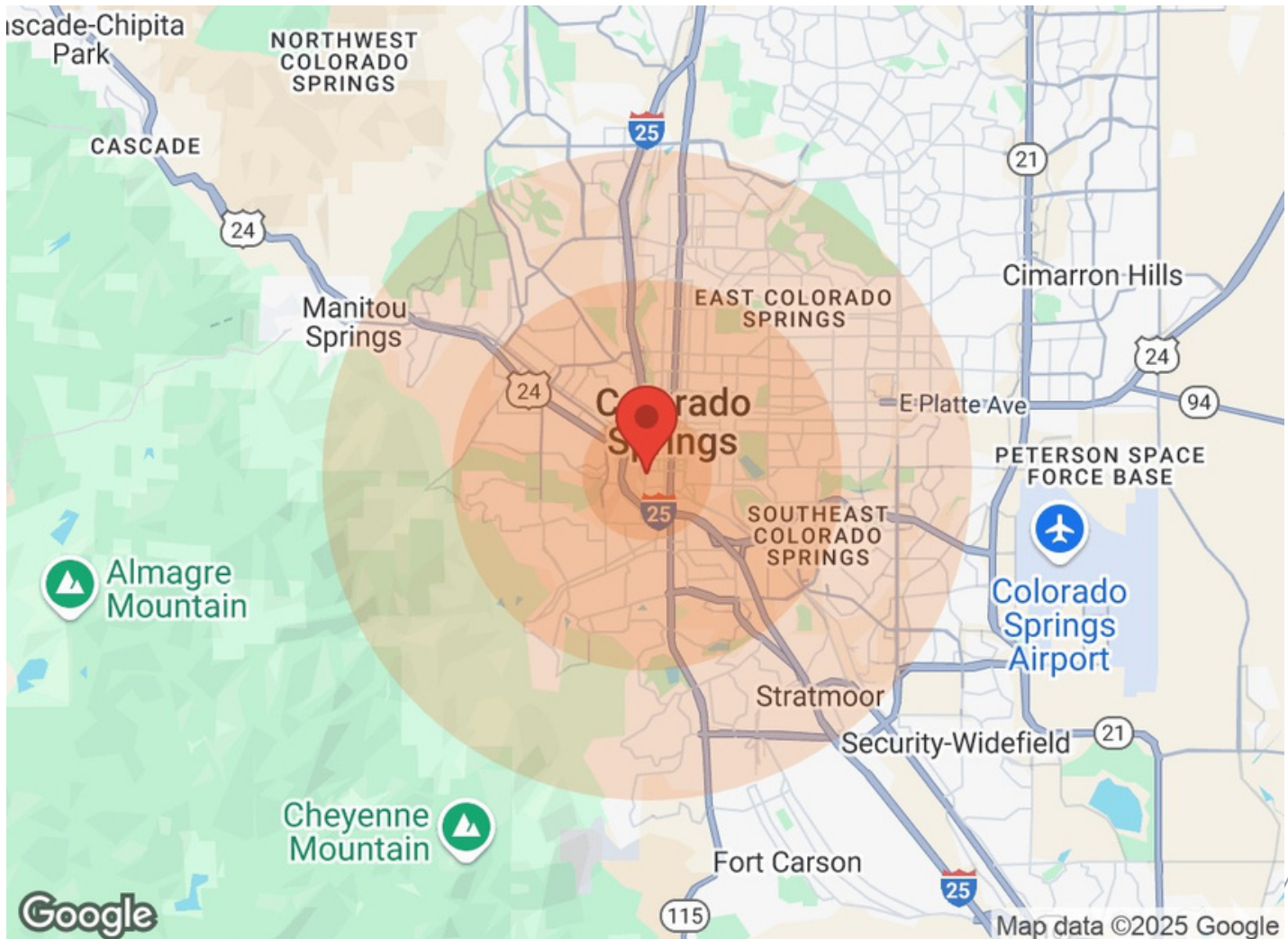
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	2,380	37,870	103,293
Female	2,192	39,316	106,651
Total Population	4,572	77,186	209,944

Age	1 Mile	3 Miles	5 Miles
Ages 014	722	12,793	40,733
Ages 1524	366	7,784	24,944
Ages 2554	2,069	34,010	87,964
Ages 5564	697	10,158	24,984
Ages 65+	718	12,441	31,319

Race	1 Mile	3 Miles	5 Miles
White	3,688	66,237	165,076
Black	394	3,010	13,797
Am In/AK N at Hawaiian	13	160	578
Hispanic	N/A	30	183
MultiRacial	686	11,394	43,038
	888	13,998	55,960

Income	Median	1 Mile	3 Miles	5 Miles
< \$15,000	\$15,000-	\$34,126	\$37,996	\$39,305
\$24,999	\$25,000-	767	7,016	14,815
\$34,999	\$35,000-	326	5,176	12,798
\$49,999	\$50,000-	237	4,582	11,780
\$74,999	\$75,000-	188	5,338	14,727
\$99,999	\$100,000-	464	6,061	16,155
\$149,999		131	3,571	8,341
\$150,000-\$199,999		199	2,975	7,339
> \$200,000		10	783	2,020
		15	772	2,128

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,770	42,081	101,816
Occupied	2,447	38,508	93,218
Owner Occupied	751	18,024	47,540
Renter Occupied	1,696	20,484	45,678
Vacant	323	3,573	8,598