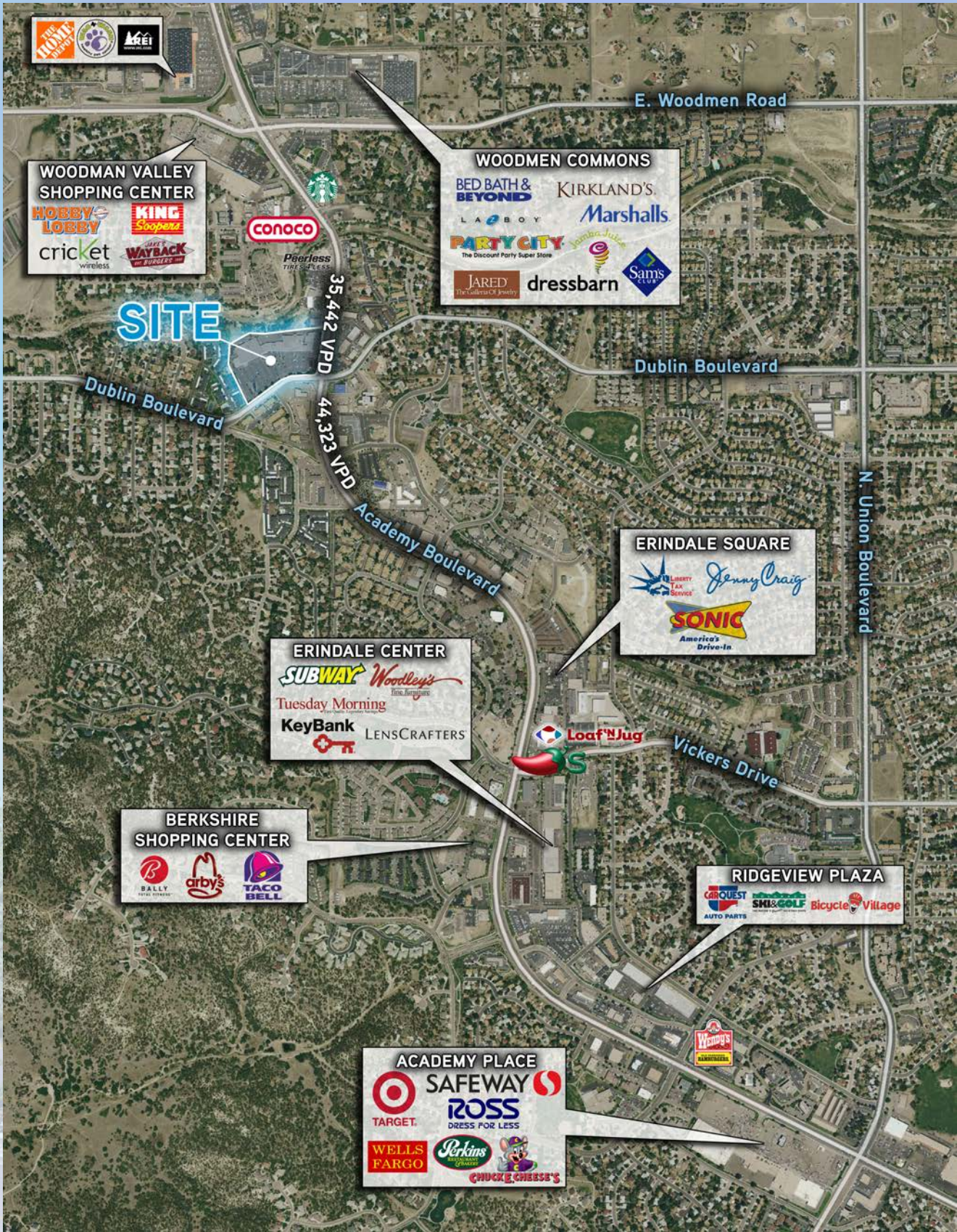


DUBLIN VILLAGE



No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

RETAIL »
FOR LEASE

DUBLIN VILLAGE

1640 & 1712 Dublin Blvd., Colorado Springs, CO



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DUBLIN VILLAGE

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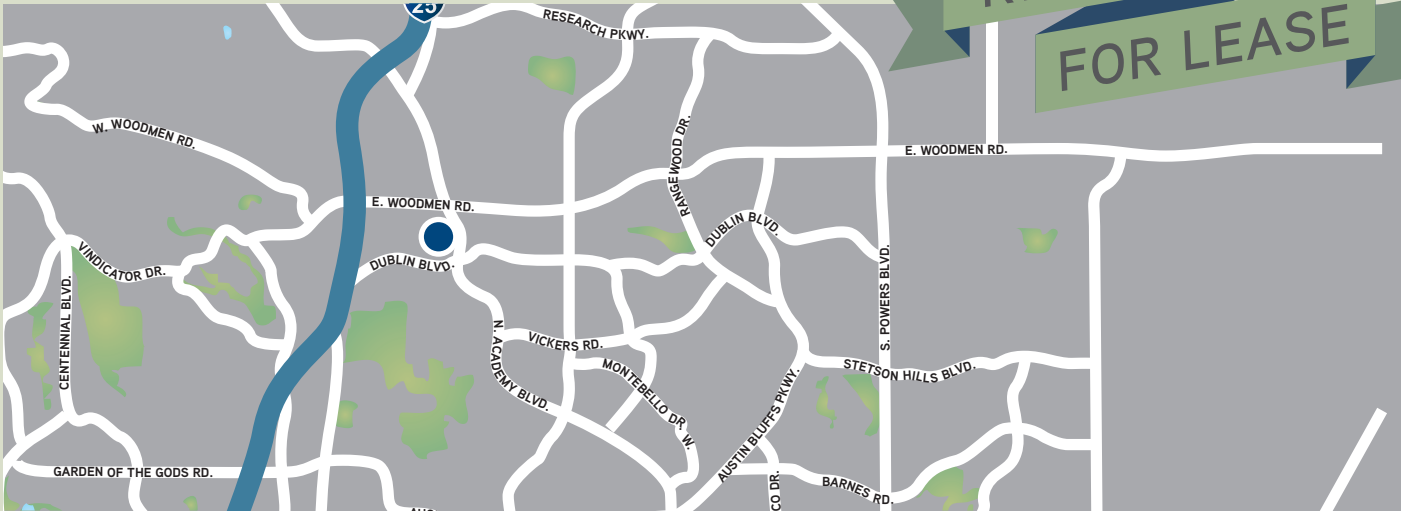


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Site Plan



Building Information

Available	1,424 – 3,053 SF
Lease Rate:	\$17.00/SF NNN
NNN:	\$4.16/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
	10,190	85,004	221,123
AVERAGE HH INCOME	1 MILE	3 MILES	5 MILES
	\$80,002	\$89,904	\$92,249
DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
	10,852	96,153	226,322

Source: ESRI 2017 Estimates

Traffic

North Academy Boulevard North of Dublin:	39,614 VPD
North Academy Boulevard South of Dublin:	47,600 VPD

Source: MPSI 2016/2017 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	14-15	AVAILABLE - 3,053 SF
6	Board and Brush	16	Cricket Wireless
7	Budget Framer	17	Jun Japanese Restaurant

