

For Lease

PEAK LIFESTYLE CENTER

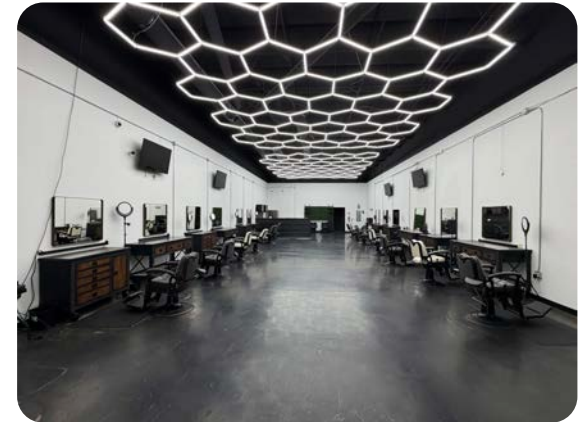
2360 Montebello Square Dr. Suite F
Colorado Springs, CO 80918



THRIVE™

COMMERCIAL PARTNERS

Investing in the future through people



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Property Details



Join Colorado Springs' most vibrant mix of tenants, curated for the Colorado Lifestyle. Strong demographics and traffic counts, along with great signage and ample parking.

Now available for lease is a stylish, clean, and thoughtfully designed salon space. Featuring a modern aesthetic and a well-maintained interior, this turnkey location is a perfect fit for someone looking to step into an established barbershop space. FF&E to be purchased separately.

Call today for more information.



RENT PRICE:
\$17.50 PSF
NNN: \$5.41 PSF/yr (2026 Est.)



SPACE AVAILABLE:
2,195 SF



ZONING:
MX-M P CU



AREA demographics

2 MILES

2026 Total Households	18,701
2026 Total Population	45,728
Average HH Income	\$106,911

5 MILES

2026 Total Households	108,187
2026 Total Population	267,840
Average HH Income	\$111,684

10 MILES

2026 Total Households	219,057
2026 Total Population	555,248
Average HH Income	\$110,625

TRAFFIC COUNT
(N. ACADEMY & MONTEBELLO): 41,694 VPD

TENANT list

Suite Number	RETAILER	Suite Number	RETAILER
2454	Epic Mountain Gear	2360 F	AVAILABLE
2450	Wild Birds Unlimited	2360 E	Zoom Room
2458	Lost Friend Brewing Co.	2360 D	Peak Performance Fitness & Yoga
2460	RECEPTION Coffee + Cocktails	2360 B & C	Cies Mixed Martial Arts
2360 H1	Hold Fast Cafe	2360 A	Gigi's Playhouse
2360 H2	Hold Fast Coffee Co.	2350	Urban Lights
2360 G	Kindred Salon & Spa	2340 D, E & F	AVAILABLE
		2340 A & B	Super Quality Cleaners

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