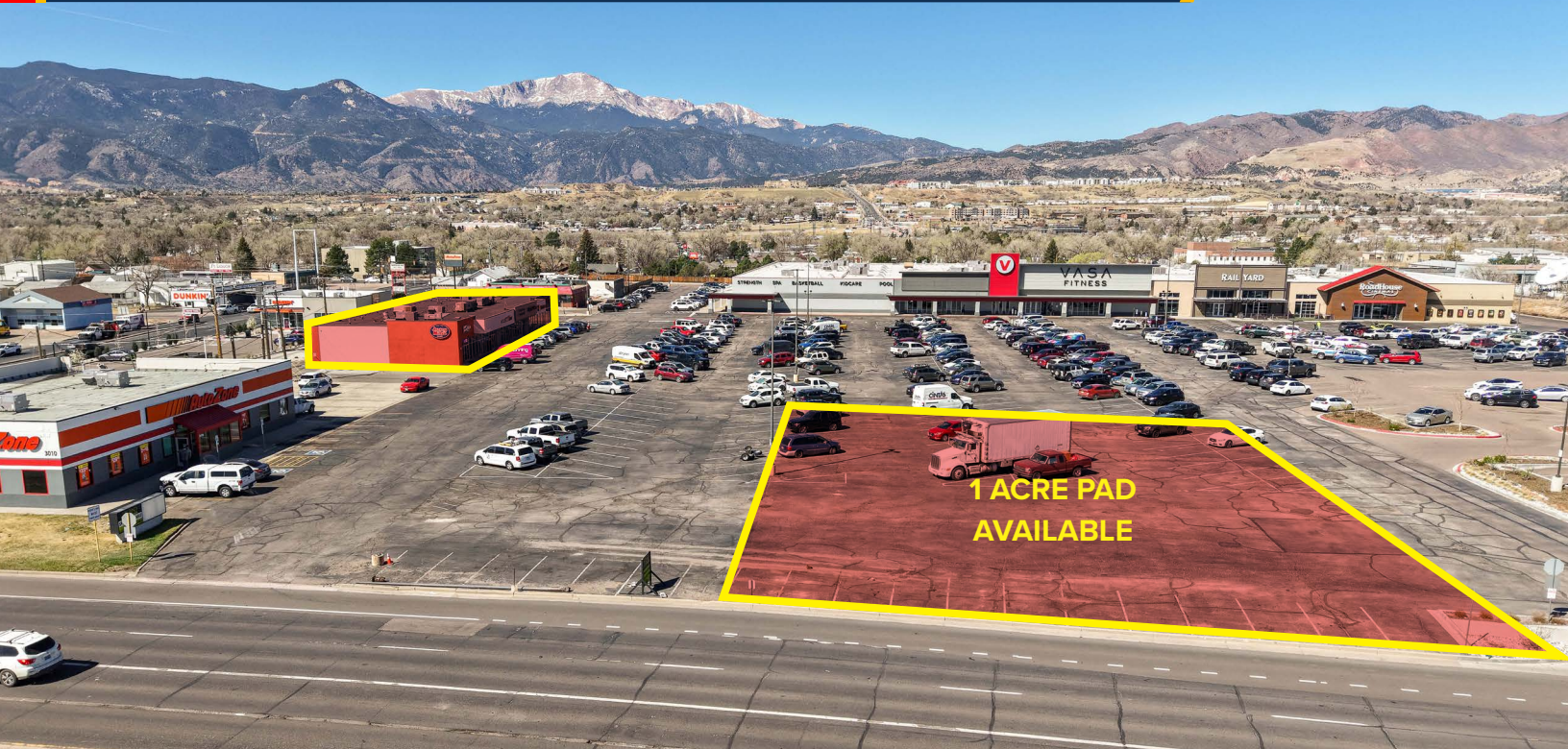


RETAIL SPACE FOR LEASE OR PAD SITE AVAILABLE

# Fillmore Marketplace

3012 - 3050 N NEVADA AVENUE | COLORADO SPRINGS, CO 80907



**FILLMORE MARKETPLACE** offers a highly visible retail opportunity at the signalized intersection of Fillmore Street and N Nevada Avenue. Anchored by national and regional tenants including VASA Fitness, Rail Yard Gaming + Gastropub, and Roadhouse Cinemas, the center benefits from consistent daily traffic and strong co-tenancy.

- **Flexible inline suites** ideal for a variety of retail or service users
- **±1-acre pad site** available for ground lease or build-to-suit
- **Dense surrounding population** with strong daytime traffic counts
- **Prominent building signage** opportunities
- **VASA Fitness drives consistent daily traffic**
- **Close proximity** to UCCS (10,300+ Students)
- **Excellent access** to I-25 and major arterial roads
- **Consistent customer base** from students, commuters, co-tenants, and surrounding community

<b>BUILDING SIZE:</b>	10,020 SF
<b>SPACE FOR LEASE:</b>	Suite 3012-110: 1,188 SF Suite 3014: 1,052 SF
<b>LEASE RATE:</b>	\$30.00 - \$32.00 PSF NNN
<b>NNN EXPENSES:</b>	\$7.79 PSF (2026 Est.)
<b>YEAR BUILT:</b>	1969
<b>ZONING:</b>	MX-M NNA
<b>PARKING:</b>	5.4/1,000 SF
<b>PAD SITE AVAILABLE:</b>	Approx. 1 Acre for Ground Lease or Build-to-Suit
<b>PAD SITE PRICE:</b>	Call Broker

**ALEX WINSOR**  
alexwinsor@oliverreg.com  
C: 719-660-5275

THE  
**RETAIL**  
— GROUP —

a division of OLIVE REAL ESTATE GROUP

RETAIL SPACE FOR LEASE OR PAD SITE AVAILABLE

# Fillmore Marketplace

3012-3050 N NEVADA AVENUE | COLORADO SPRINGS, CO 80907



The Retail Group | 102 N Cascade Ave, Suite 250, Colorado Springs, CO 80903 | t. 719.598.3000 | [www.olivereg.com](http://www.olivereg.com)

© 2026 The Retail Group, a division of Olive Real Estate Group. Information deemed reliable but not guaranteed. Subject to change without notice.

Reproduction of this material is prohibited without written consent.



**ALEX WINSOR**  
alexwinsor@oliverreg.com  
C: 719-660-5275

**THE  
RETAIL  
GROUP**

a division of OLIVE REAL ESTATE GROUP

RETAIL SPACE FOR LEASE OR PAD SITE AVAILABLE

# Fillmore Marketplace

THE  
**RETAIL**  
GROUP

3012 - 3050 N NEVADA AVE | COLORADO SPRINGS, CO 80907

a division of OLIVE REAL ESTATE GROUP



RADIUS - MILES			
	1 MILE	3 MILES	5 MILES
2025 Est. Population	10,582	85,317	239,726
2025 Est. HHs	5,170	39,201	105,914
2025 Est. Avg. HH Income	\$85,433	\$101,015	\$101,255
DRIVE TIME - MINUTES			
	5 MIN	10 MIN	15 MIN
2025 Est. Population	16,429	94,286	301,741
2025 Est. HHs	7,885	42,984	131,460
2025 Est. Avg. HH Income	\$103,060	\$99,375	\$103,957
TRAFFIC COUNTS (ADT 2025)			
E Fillmore St at N Tejon St E			33,994 VPD
N Nevada Ave at E Fillmore St S			22,270 VPD

Source: 2025 U.S. Estimate, CoStar Group & Esri, All Rights Reserved

The Retail Group | 102 N Cascade Ave, Suite 250, Colorado Springs, CO 80903 | t. 719.598.3000 | www.olivereg.com

© 2026 The Retail Group, a division of Olive Real Estate Group. Information deemed reliable but not guaranteed. Subject to change without notice.

Reproduction of this material is prohibited without written consent.