



FOR SUBLEASE

+/- 165 SF Unit
+/- 194 SF Unit

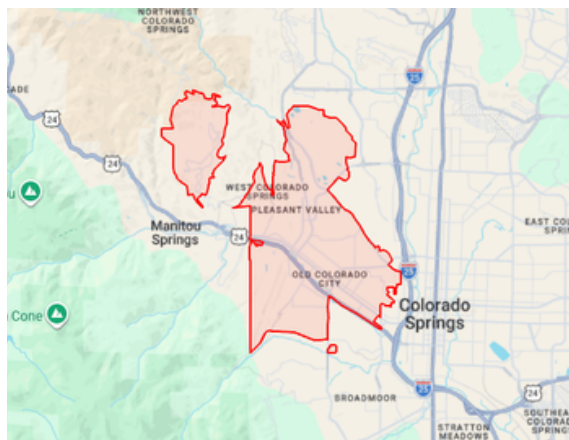
Boutique Office Space · Old Colorado City
Two Suites Available

1026 W. Colorado Ave, Colorado Springs, CO 80904



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EXECUTIVE SUMMARY



PROPERTY OVERVIEW

Two upstairs units available for sublease at one of the most dynamic mixed-use properties along the West Colorado Avenue corridor. Located in the historic Old Colorado City district, this space offers flexible lease terms, natural light, and shared common areas in a building known for housing creative businesses, coffee shops, artist studios, and event spaces. Ideal for small business owners, consultants, creatives, or startups looking for a distinctive, character-rich space without the long-term commitment of a master lease.

Property Features

Bldg Size:	+/- 3,110 SF
Lot Size:	+/-0.17 Acre/ +/-7,405 SF ,
Type:	Historic mixed-use building
Current Zoning:	C5 (Mixed-Use Commercial)
County:	El Paso County

DISCLAIMER:

This information has been secured from sources we believe to be reliable, but we make no representations or guarantees, express or implied, as to the accuracy of the information. The information contained herein is subject to errors and changes. References to square footage, age, or valuation measures are approximate. The information contained herein is not a substitute for a thorough due diligence investigation. Purchasers must verify the information and bear all risk for any inaccuracy.

LOCATION OVERVIEW

- Historic Old Colorado City — One of Colorado Springs' most walkable, vibrant neighborhoods with a mix of historic architecture, locally-owned retail, restaurants, and creative studios.
- High-visibility corridor — West Colorado Ave is a major east-west artery connecting downtown Colorado Springs to the west side, with strong daily traffic counts and pedestrian activity.
- Creative & entrepreneurial hub — The building itself (The Sluice) houses a coffee shop (Story Coffee), artist gallery, architectural firm, and event space — creating built-in foot traffic and a collaborative atmosphere.
- Amenities within walking distance — Restaurants, boutique retail, breweries, and parks all steps away.
- Easy access — Quick drive to I-25, downtown Colorado Springs, and UCCS. Close to Garden of the Gods and other west-side landmarks.

FOR SUBLEASE

RE/MAX COMMERCIAL ALLIANCE

Each office independently owned and operated

DEMOGRAPHICS: OLD COLORADO CITY

Population 38,476

Median HH Income \$69,600

Households 11,500

Population Growth +5.6% over past 5 years

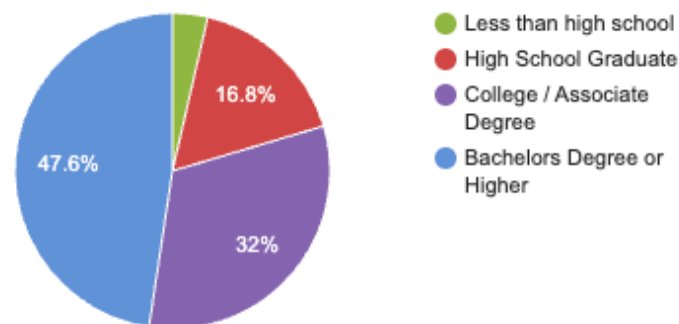
Median Age 44 yrs of age

Poverty Rate: 5.4%-11%

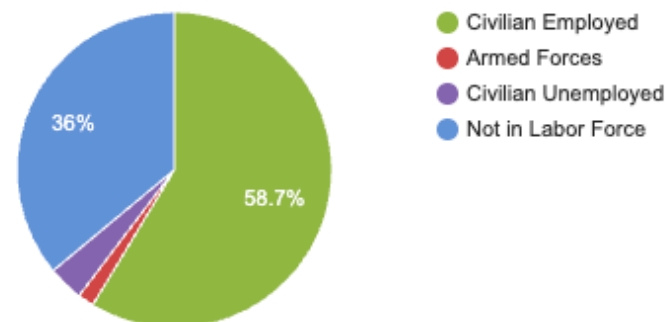
Race/Ethnicity 88% White 18% Hispanic (any race)

Average Household Income \$88,200

Education Attainment



Labor - Employment Status



Key Takeaways for the Sublease:

- Older, established demographic (median age 42) — steady, stable neighborhood
- Household income ~\$70K — supports local retail/coffee/creative businesses in the area
- Highly educated (41%+ college degree) — aligns with creative/consulting/startup tenant profiles
- Population slowly but steadily growing — no decline risk
- Area is walkable, historic, and draws both residents and visitors



Secure Frontage



Lobby - Common Area



Full Kitchen - Common Area



Stairway to the two available units



Top Floor Hallway



Top Floor Hallway- Sink Area



Unit A - +/- 165 SF



Unit A - Balcony



Unit A --Storage Closet



2nd Floor Bathroom with Shower



Unit B +/- 194 SF



Unit B - Mini Split AC Unit

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Unit B -Window Overlook



Unit B -Mountain View



Parking on Site



Back Entrance