

FOR LEASE: THE MARKETS AT MAIZELAND

3814-3960 Maizeland, Colorado Springs



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3814-3960 MAIZELAND RD
COLORADO SPRINGS, 80909



LEASE RATE
\$15/SF NNN



SITE SIZE
3.95 ACRES



BUILDING SIZE
45,434 SF



PARKING RATIO
7.40/1,000 SF



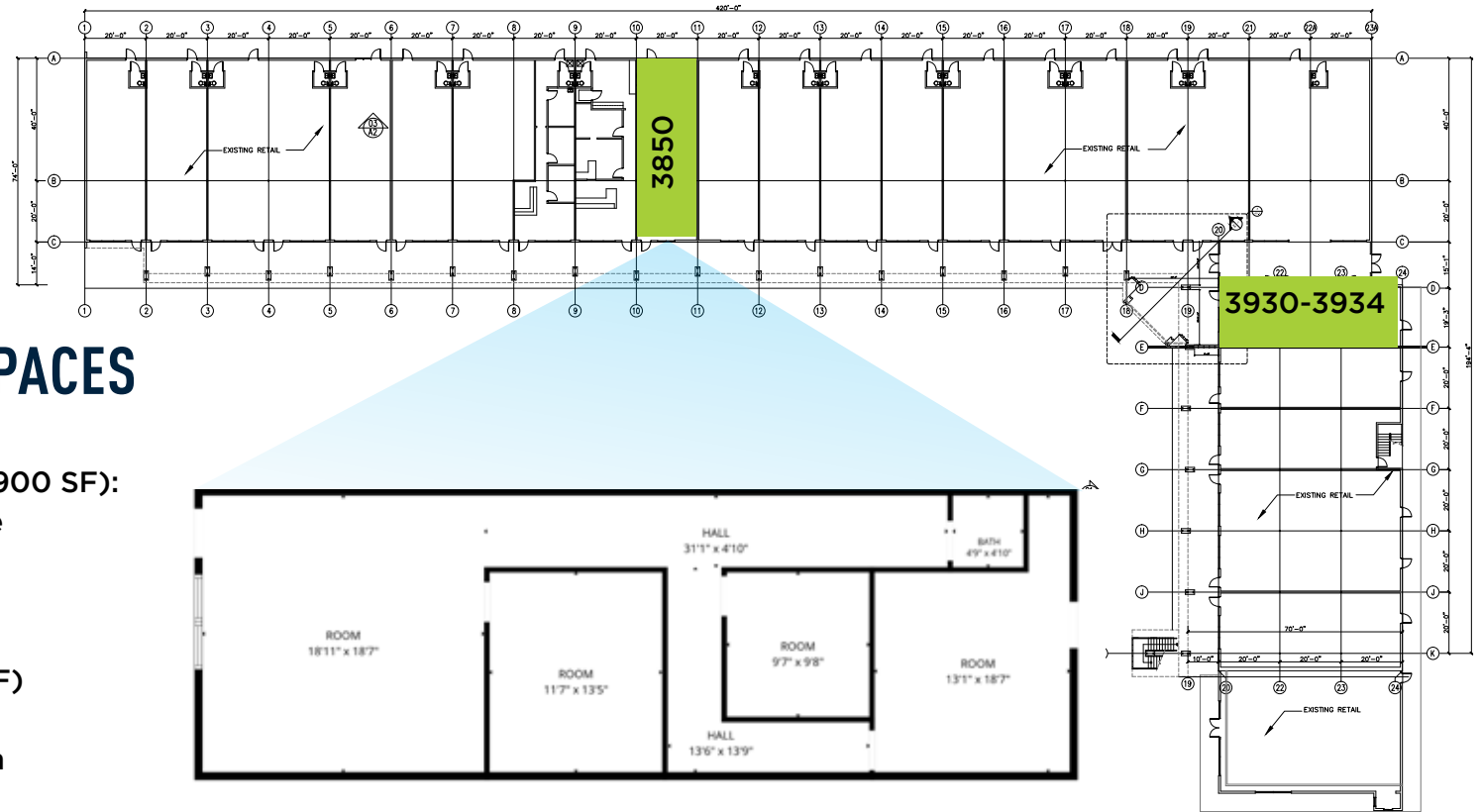
YEAR BUILT
1977



ZONING
PBC UV



FLOOR PLANS



AVAILABLE SPACES

Unit 3930-3934 (1,900 SF):

- Spa Infrastructure
- Mountain Views
- Private Balcony

Unit 3850 (1,200 SF)

Highlights:

- In Suite Bathroom
- Back warehouse room
- Two private offices



Unit: 3930-3934



Unit: 3850



PROPERTY INFORMATION



- Situated on the corner of Maizeland and Academy Blvd
- High Visibility from Academy Blvd (21,068 VPD)
- Unique Tenant Mix

3814-3960 Maizeland Rd

Demographics

POPULATION

2028 Projection	12,087	115,550	310,960
2023 Estimate	12,387	115,489	121,779
Average Household Size	2.35	2.39	2.44
Median Age	40.2	37.6	36.2
2023 Avg Household Income	\$84,885	\$81,965	\$86,691

HOUSEHOLDS

2024 Households	5,252	47,894	121,779
2033 Projection	9,733	46,962	107,218
Avg Household Size	2.5	2.5	2.4

HH MARITAL STATUS

Married	2,631	175,770	40,507
Married With Children	2,740	11,982	25,996

HOUSEHOLD INCOME

2024 Average Income	\$25,663	\$27,269	\$32,837
2024 Median Income	\$48,144	\$55,263	\$62,490

HOUSING

2024 Owner Occupied	3,216	21,880	55,704
2024 Median Home Value	\$314,056	\$327,568	\$361,788

NEARBY RETAIL



LOCATION

