

For Lease

5190 N. Academy Blvd. Colorado Springs, CO 80918



THRIVE™

COMMERCIAL PARTNERS

Investing in the future through people



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Property Details



Positioned on a high-visibility Target and Safeway outparcel along N. Academy Blvd., this endcap opportunity offers strong frontage, excellent access, and exposure to over 43,000 vehicles per day. The site benefits from a proven retail corridor, established co-tenancy, and dense surrounding demographics, making it well-suited for a variety of service and retail users seeking a prominent, high-traffic location.

TENANT IS STILL OPERATING – DO NOT DISTURB.



RENT PRICE:

\$42.00 SF/yr
\$12.06 NNN SF/yr (2026 Est.)



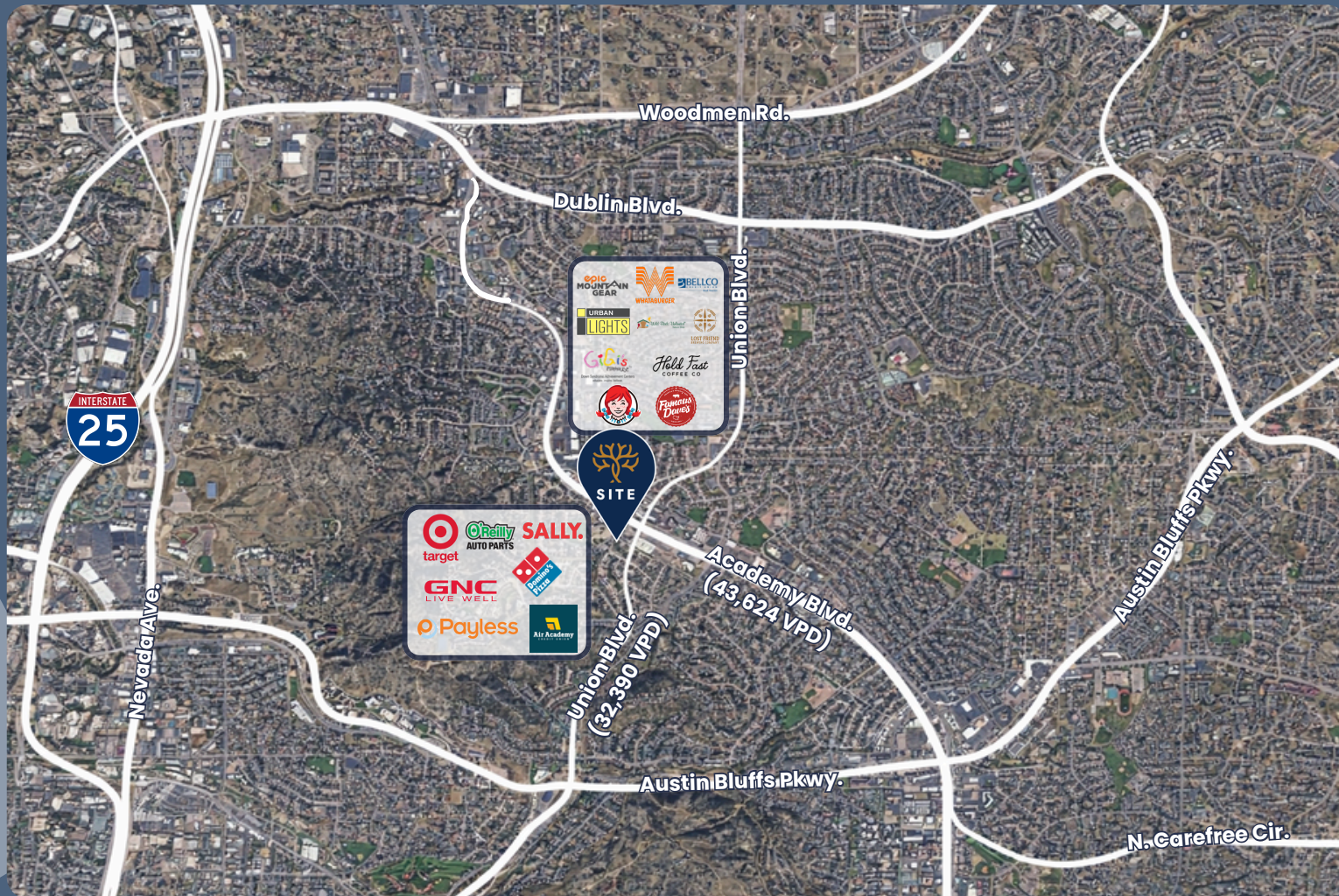
SPACE AVAILABLE:

1,441 SF



ZONING:

MX-M



Area Demographics:

2 MILES

Total Households	20,684
Total Population	49,745
Average HH Income	\$103,024

5 MILES

Total Households	112,437
Total Population	278,615
Average HH Income	\$109,728

10 MILES

Total Households	220,756
Total Population	560,024
Average HH Income	\$110,341

Information contained herein, while not guaranteed, is from sources we believe reliable. Price, terms and conditions are subject to change without notice. Thrive Commercial Partners acting as Landlord's/Seller's Agent: A Landlord's/Seller's agent works solely on behalf of the Landlord/ Seller to promote the interests of the Landlord/Seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as the advocate for the Landlord/Seller.



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