

Mixed-Use Property for Sale

2818 N NEVADA AVE, COLORADO SPRINGS, COLORADO 80907



Overview

2818 N Nevada Ave is a centrally located commercial/mixed-use property positioned along one of Colorado Springs' most traveled north-south routes, providing excellent frontage, accessibility, and proximity to Downtown, Colorado College, and surrounding residential neighborhoods. The site has historically supported service-oriented uses, making it well-suited for retail, office, or operational businesses seeking visibility and convenience. With quick access to I-25 and placement within a high-demand infill area, the property presents both immediate usability and long-term value for an owner-user or investor looking to capitalize on location-driven growth.

Highlights

- High-visibility commercial property on North Nevada Avenue offering strong traffic exposure and flexible use potential in a prime central Colorado Springs corridor.

Property Details

Sales Price

- \$499,000

Building Size

- 6,692 SF

Lot Size

- 0.68 Acres

Zoning

- MX-L NNA

Rev: March 4, 2026



Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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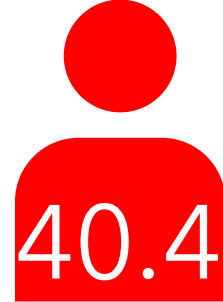
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DEMOGRAPHICS



85,521
Population



40.4
Median Age



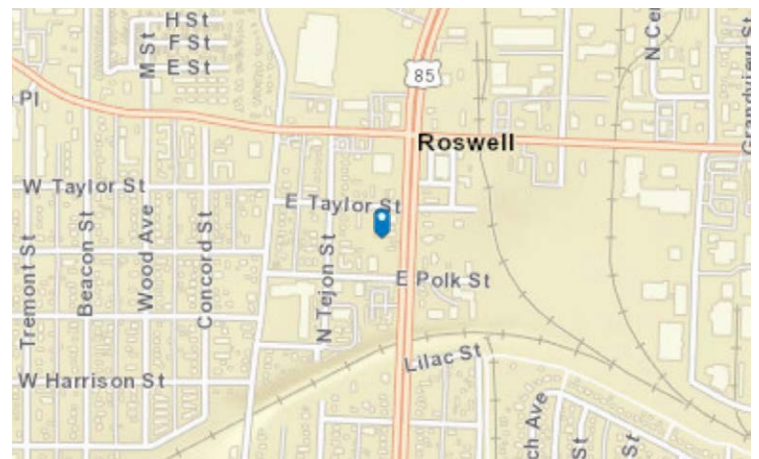
2.1
Average
Household Size



\$72,432
Median Household
Income

TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
E Polk St	22,300	0.0
N Tejon St	646	0.1
E Taylor St	18,146	0.1
E Taylor St	19,683	0.1
E Polk St	349	0.1



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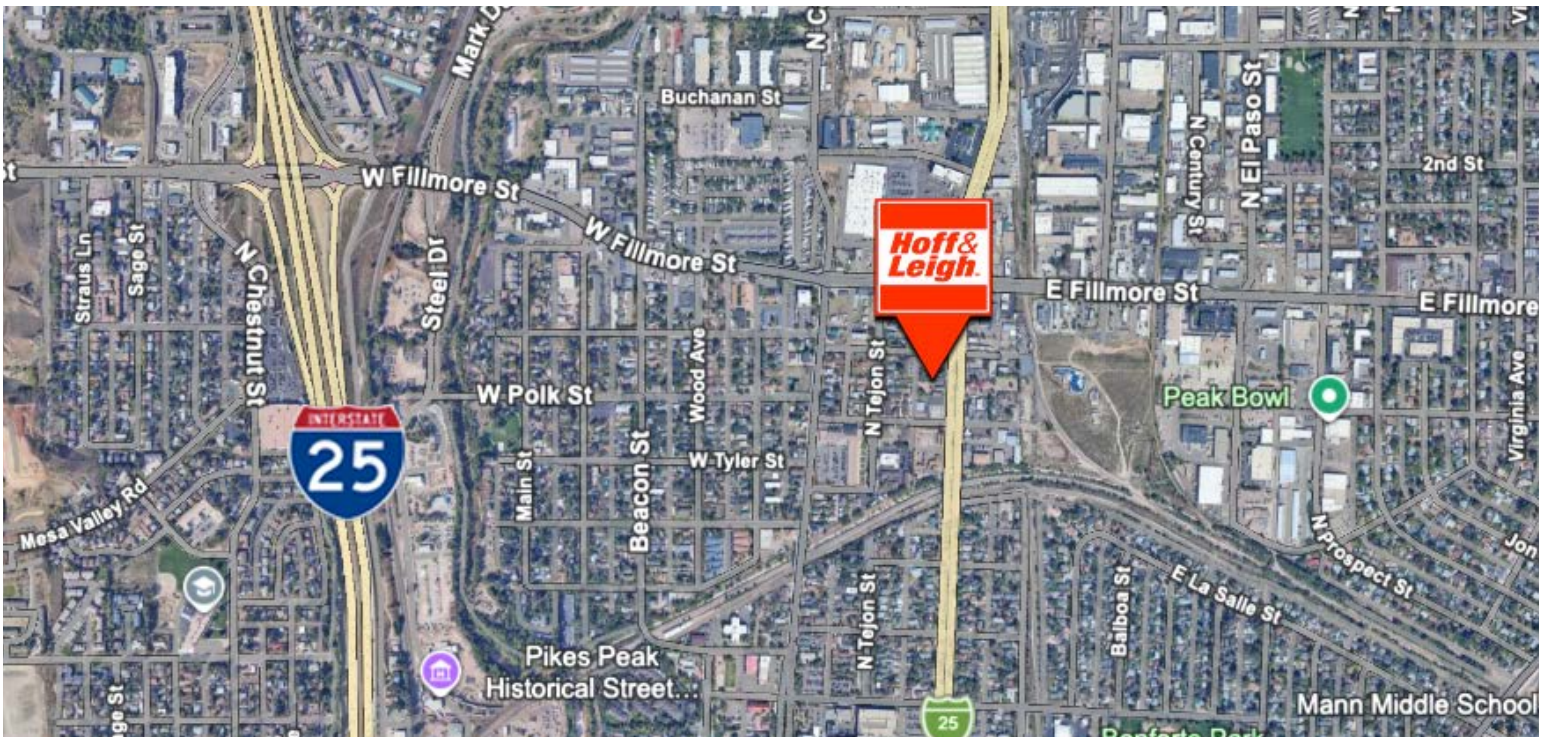
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