

TURNKEY HIGH-END OFFICE/RETAIL SPACE FOR LEASE

The Shoppes at Indigo Ranch

7636 DUBLIN BOULEVARD, COLORADO SPRINGS, CO 80923



THE SHOPPES AT INDIGO RANCH is a premier Class A retail center at the signalized intersection of Marksheffel Road and Dublin Boulevard. The 14,300 SF, 2019-built center delivers exceptional visibility, strong daily-needs co-tenancy, and access to an affluent trade area averaging \$149,945 in household income within one mile.

Suite 110 offers 2,600 SF of turnkey, high-end office space ideal for medical, professional service, or boutique retail users.

- **Turnkey Suite 110** - 2,600 SF high-end office build-out, ready for immediate occupancy
- **Strong tenant mix** including Zapata Mexican Taco Shop, State Farm, Springs Nails & Spa, Umi Sushi, Sasquatch Cookies, and Ziggi's Coffee
- **Monument and building signage** available
- **Generous parking** - 118 spaces at 8.25/1,000 SF, well above market standard
- **Excellent access and visibility** from both Dublin Blvd. and Marksheffel Rd.
- **Modern 2019 construction** with contemporary finishes and low maintenance building systems
- **High-growth corridor** surrounded by new residential development and expanding commercial activity

BUILDING SIZE:	14,300 SF
AVAILABLE SPACE:	Suite 110: 2,600 SF
LEASE RATE:	\$34.00 / SF + NNN
NNN EXPENSES:	\$17.01 / SF (2026 Est.)
YEAR BUILT:	2019
ZONING:	MX-M AO
PARKING:	118 Spaces, 8.25/1,000 SF

DEMOGRAPHICS - RADIUS - MILES

	1 MILE	3 MILES	5 MILES
2025 Est. Population	12,503	89,236	209,729
2025 Est. Households	4,302	31,283	76,404
2025 Est. Avg. HH Income	\$149,945	\$135,946	\$129,970

TRAFFIC COUNTS (2025)

N Marksheffel Rd at Dublin Blvd S	12,790 VPD
Woodmen Rd at Marksheffel Rd	28,672 VPD

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

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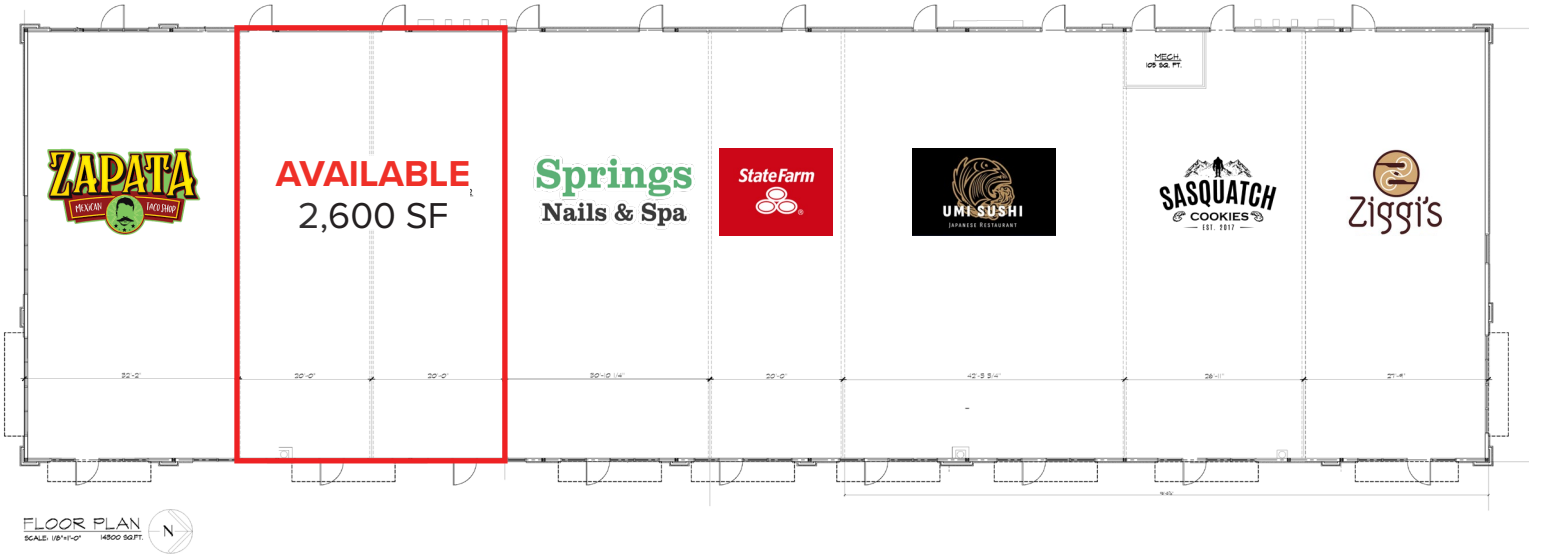
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