

Downtown Erie Retail Space For Lease

512 BRIGGS ST | ERIE, CO 80516

Size: 1,740 SF

Rate: \$27/SF + NNN (\$12.75/SF)

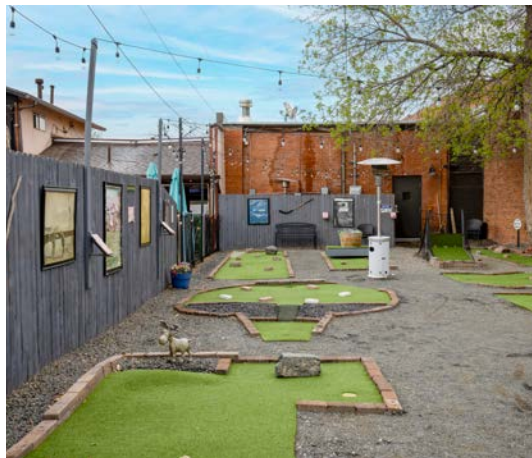
Available: June 1st, 2026

FRONT ROW

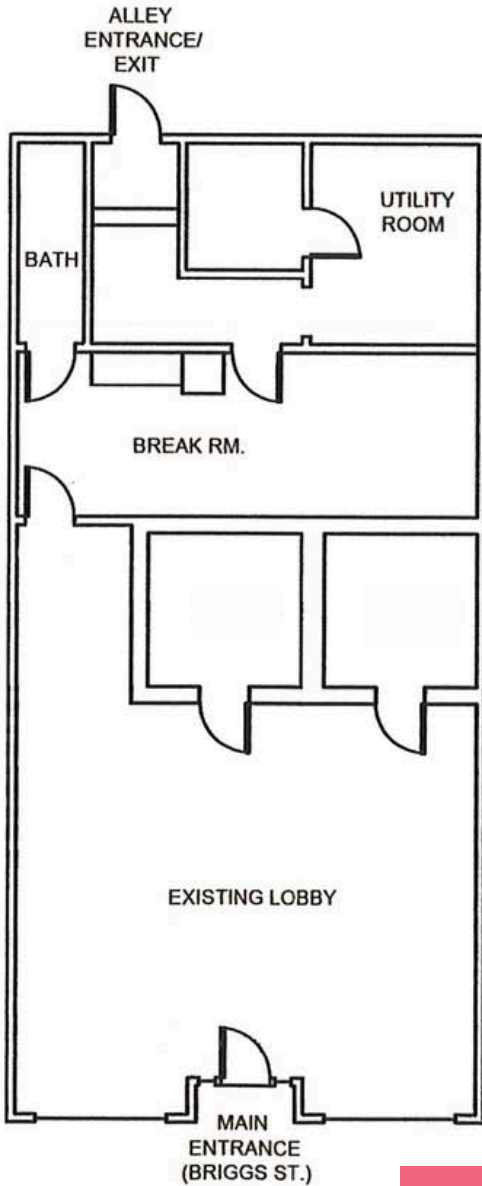
This space puts you front and center on the main block, surrounded by local favorites, steady foot traffic, and small-town charm. Inside, an open, flexible layout makes it easy to bring your vision to life. Strong signage potential keeps you visible, while three dedicated parking spaces plus ample street parking make access simple. Out back, there's a whole lot of potential. In a downtown where spaces rarely turn over, this is your chance to grab a true front row spot on Briggs.

PROPERTY HIGHLIGHTS

- Located in the heart of Downtown Erie
- Large storefront windows
- Open floor plan with breakroom
- Three designated parking spaces and ample street parking
- Great signage opportunity
- Back patio and outdoor space



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HEIDI SCHAMBER

303 444 4344
 Heidi@MarketRealEstate.com

BRITTANY BOUDREAU

303 444 0566
 Brittany@MarketRealEstate.com

