



FOR LEASE | OFFICE SPACE

\$14.00 SF/YR (NNN)

4730 Barnes Road, Colorado Springs, CO 80905

Oro Blanco Plaza



4730 - 4734 Barnes Road, Colorado Springs, CO

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Executive Summary



OFFERING SUMMARY

Available SF:	3,673 SF
Lease Rate:	\$14.00 SF/yr (NNN)
Year Built:	1984
Building Size:	9,591 SF

PROPERTY OVERVIEW

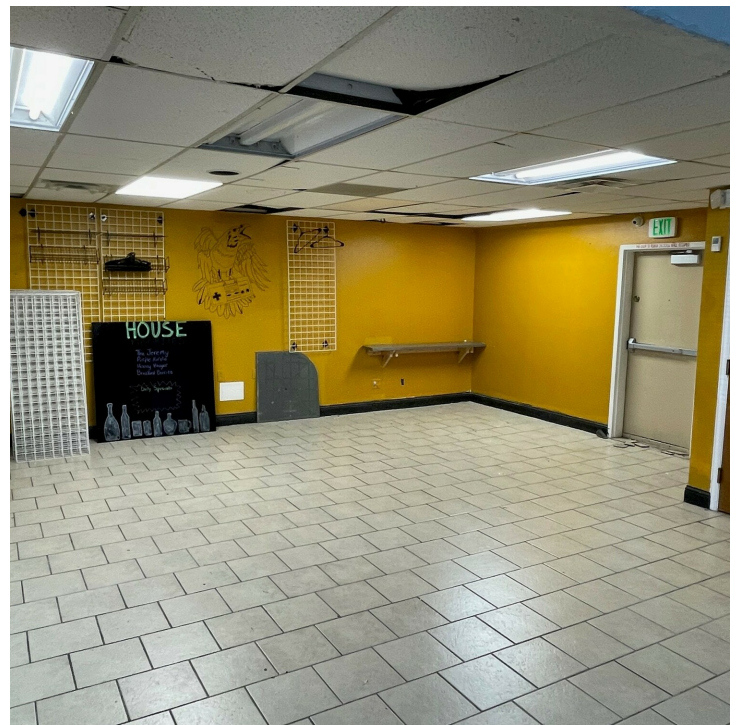
The property has 5 tenants, all of which are local businesses. Historically, the property has always stayed close to 100% occupancy due to its high visibility location, and affordable rents! The building is well maintained with little deferred maintenance.

LOCATION OVERVIEW

- * The building is located centrally in Colorado Springs.
- * It is minutes from Powers Blvd, and minutes from Austin Bluffs
- * Both thoroughfares are heavily traveled.
- * The submarket, 80917, is home to CS's working middle class.
- * The average home price is in the mid \$400's.
- * The building is surrounded by a safe neighborhood with a lot of families.

Located at the corner of Oro Blanco Road and Barnes Road.

Cafe



Attached Space



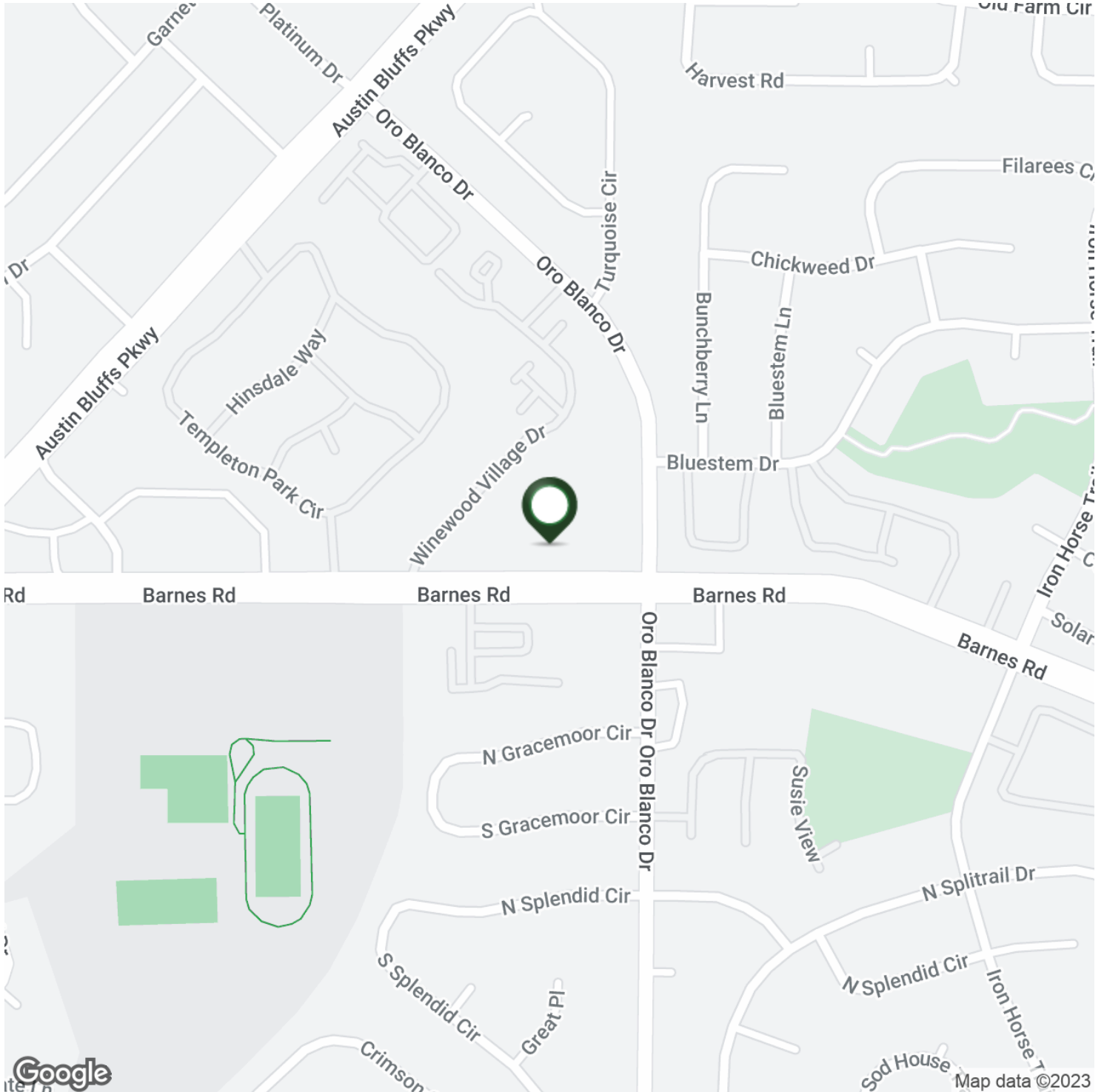


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Location Map



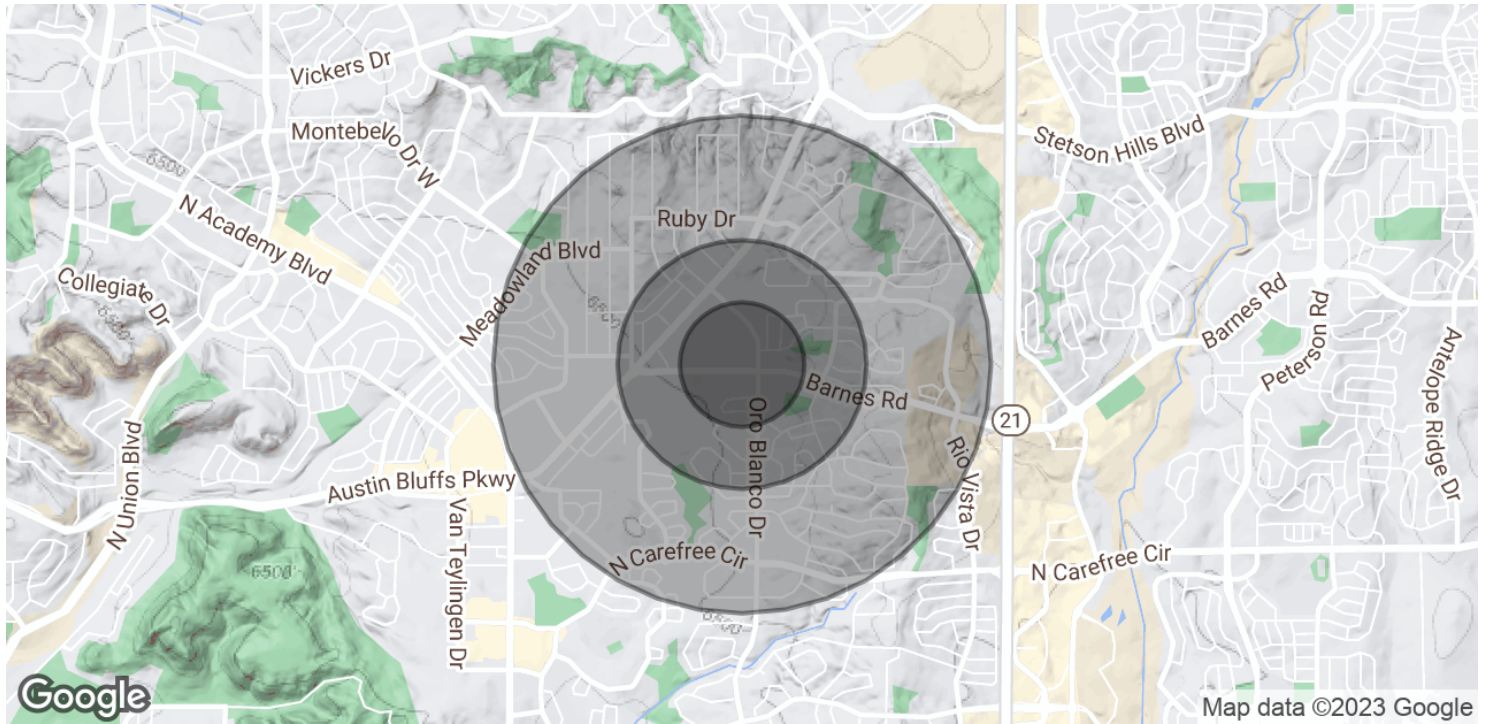
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Demographics Map & Report



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,768	5,012	15,943
Average Age	32.2	35.6	35.1
Average Age (Male)	31.9	35.2	34.9
Average Age (Female)	32.6	36.2	35.3

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	696	1,984	6,334
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$66,126	\$74,998	\$79,260
Average House Value	\$230,105	\$255,858	\$266,869

** Demographic data derived from 2020 ACS - US Census*