

RETAIL / OFFICE SPACE FOR LEASE

Tri-Peak Plaza

3805 - 3881 E. PIKES PEAK AVE, COLORADO SPRINGS, CO 80909



HIGHLY VISIBLE 2-STORY RETAIL / OFFICE SPACE

- Located at the high traffic intersection of Academy Blvd & Pikes Peak Ave.
- Suite 3847 is a two-story unit, featuring retail space on the lower level and office space on the upper level
- Ideal for: Event venue, church, educational use, or fitness/wellness center
- Easy access to Academy Blvd and Pikes Peak Ave
- Highly visible center
- Building and Monument signage available

Other tenants at the center include:

AVAILABLE SPACE:	Suite 3847: 8,630 SF
LEASE RATE:	\$10.00 / SF + NNN
NNN EXPENSES:	\$6.40 / SF (2025 Est.)
BUILDING SIZE:	45,300 SF
LAND SIZE:	3.93 Acres
YEAR BUILT:	1981
PARKING:	135 Spaces



42,452 VPD ON ACADEMY BLVD
12,282 VPD ON PIKES PEAK AVE



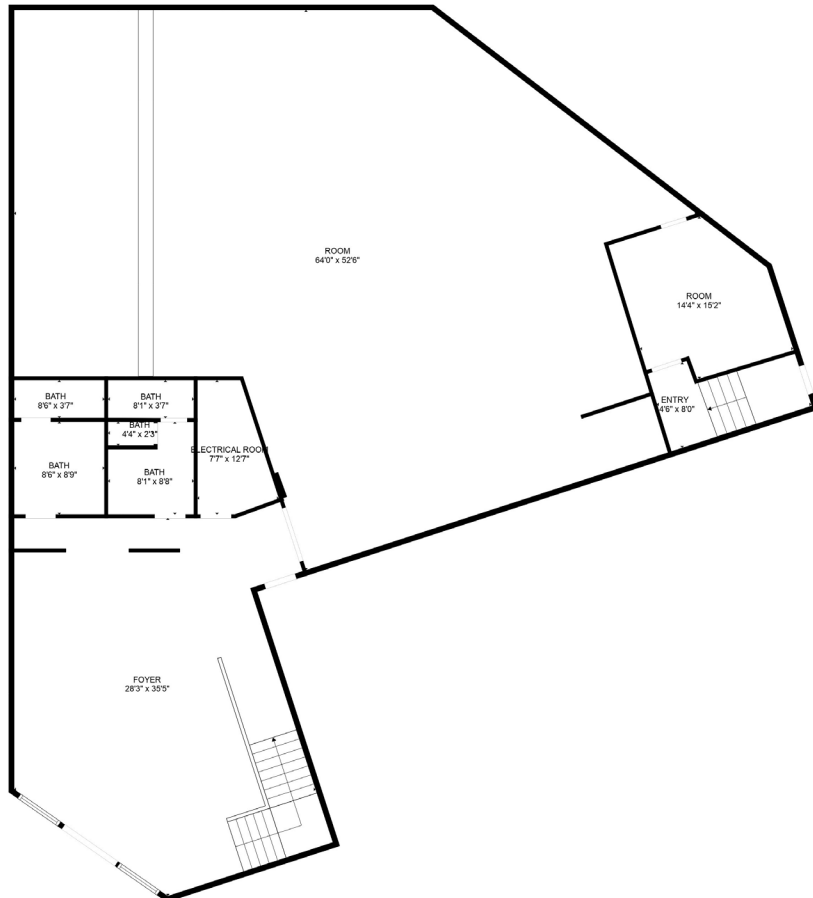
OLIVE

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3847 E PIKES PEAK AVE UPPER LEVEL OFFICE SPACE



3847 E PIKES PEAK AVE LOWER LEVEL RETAIL SPACE



102 N Cascade Ave, Suite 250, Colorado Springs, CO 80903 | t. 719.598.3000 www.olivereg.com

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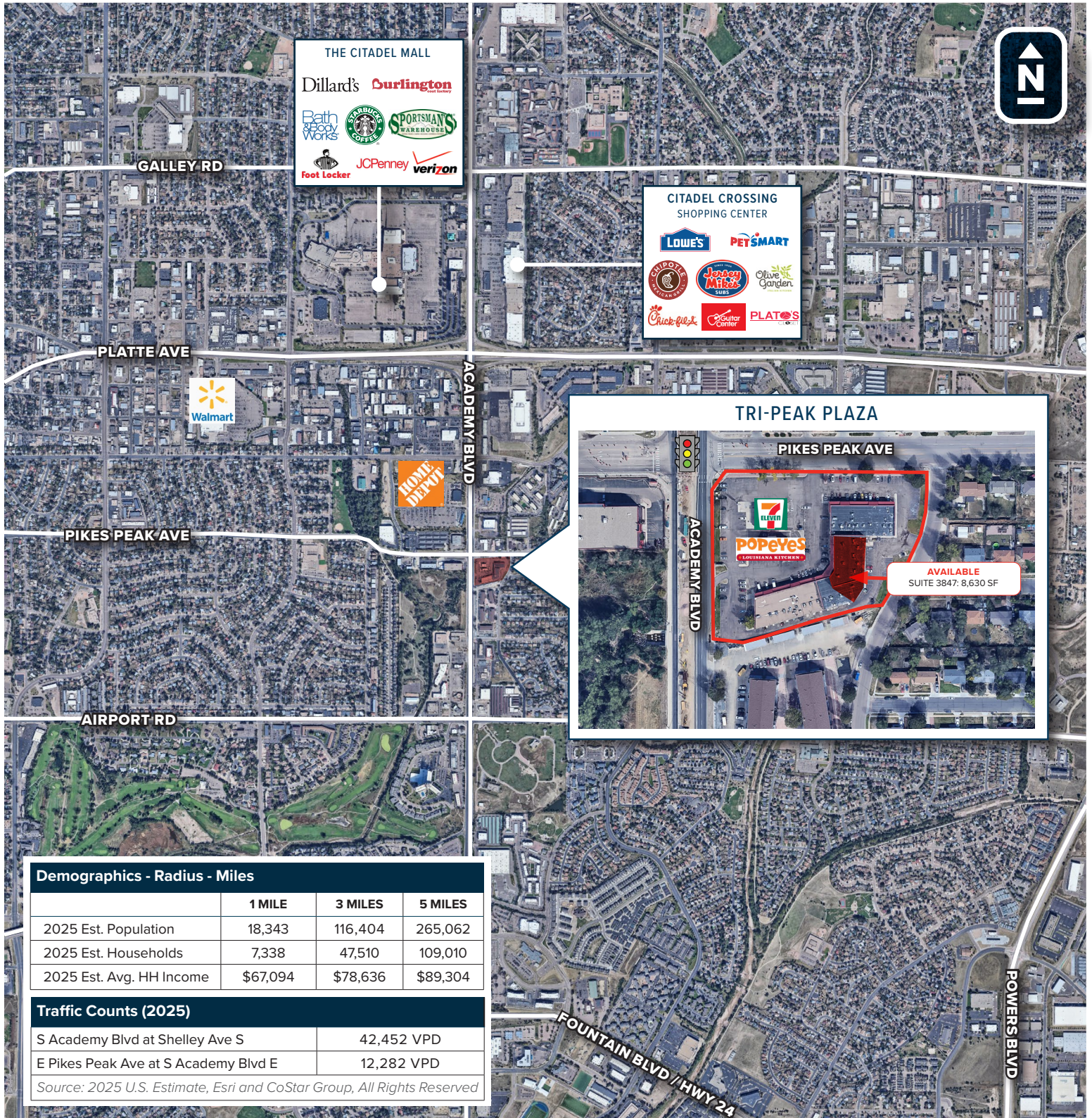
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