

RETAIL SPACE FOR LEASE

Astrozon Plaza

3730 - 3754 ASTROZON BLVD, COLORADO SPRINGS, CO 80910



ASTROZON PLAZA is a retail shopping center located near the busy intersection of S. Academy Blvd. and Astrozon Blvd. The available space is a mix of storefront and office space supporting both front and back of house operations. The property is zoned C-6, allowing for a variety of uses.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Est. Population	17,399	107,220	220,002
2024 Est. Households	5,732	40,623	84,965
2024 Est. Avg. HH Income	\$62,456	\$66,983	\$74,963

TRAFFIC COUNTS (2022)

Astrozon Blvd at S Academy Blvd W	11,386 VPD
S Academy at Sierra Sun Dr S	36,736 VPD

Source: 2024 US Estimate, CoStar Group, All Rights Reserved

SHOPPING CENTER SIZE: 36,774 SF (2 Buildings)

AVAILABLE SPACE: 3734 Astrozon Blvd.
+/- 2,105 SF

LEASE RATE: \$14.00 / SF NNN

NNN EXPENSES (2025 Est.): \$6.81 / SF

YEAR BUILT: 1985

ZONING: C-6

PARKING: 155 Surface Spaces



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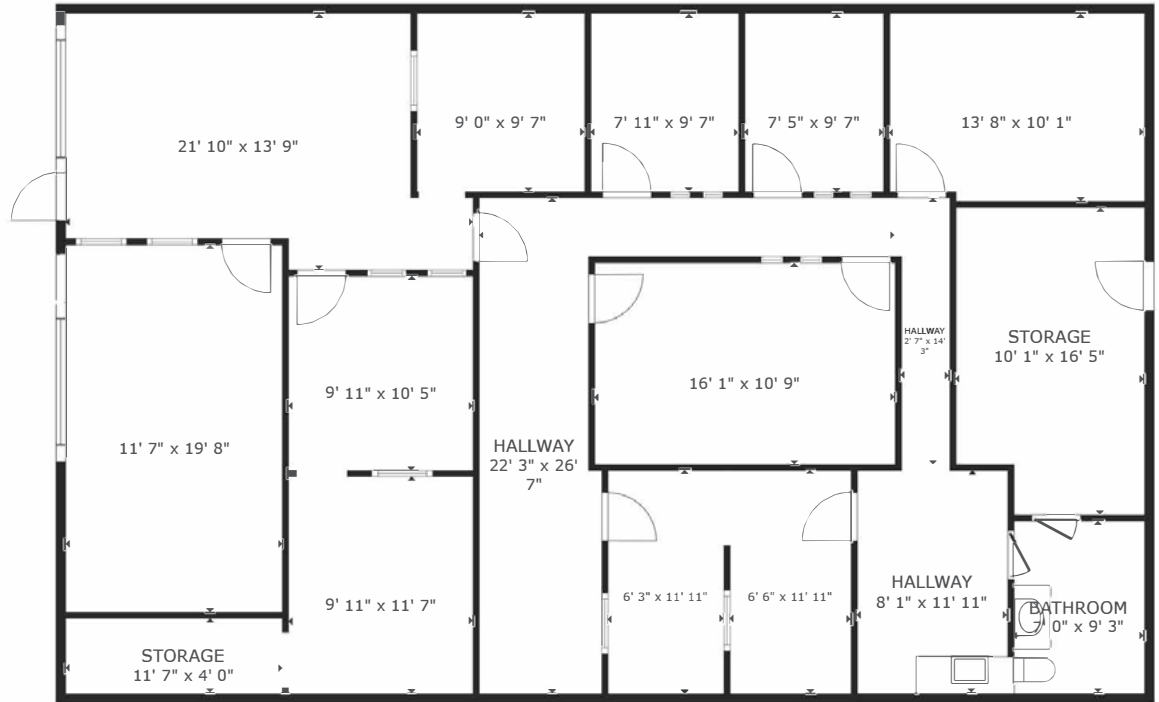
FLOOR PLAN

3734 ASTROZON BLVD
2,105 SF AVAILABLE



CLICK / SCAN FOR
VIRTUAL TOUR

Matterport



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