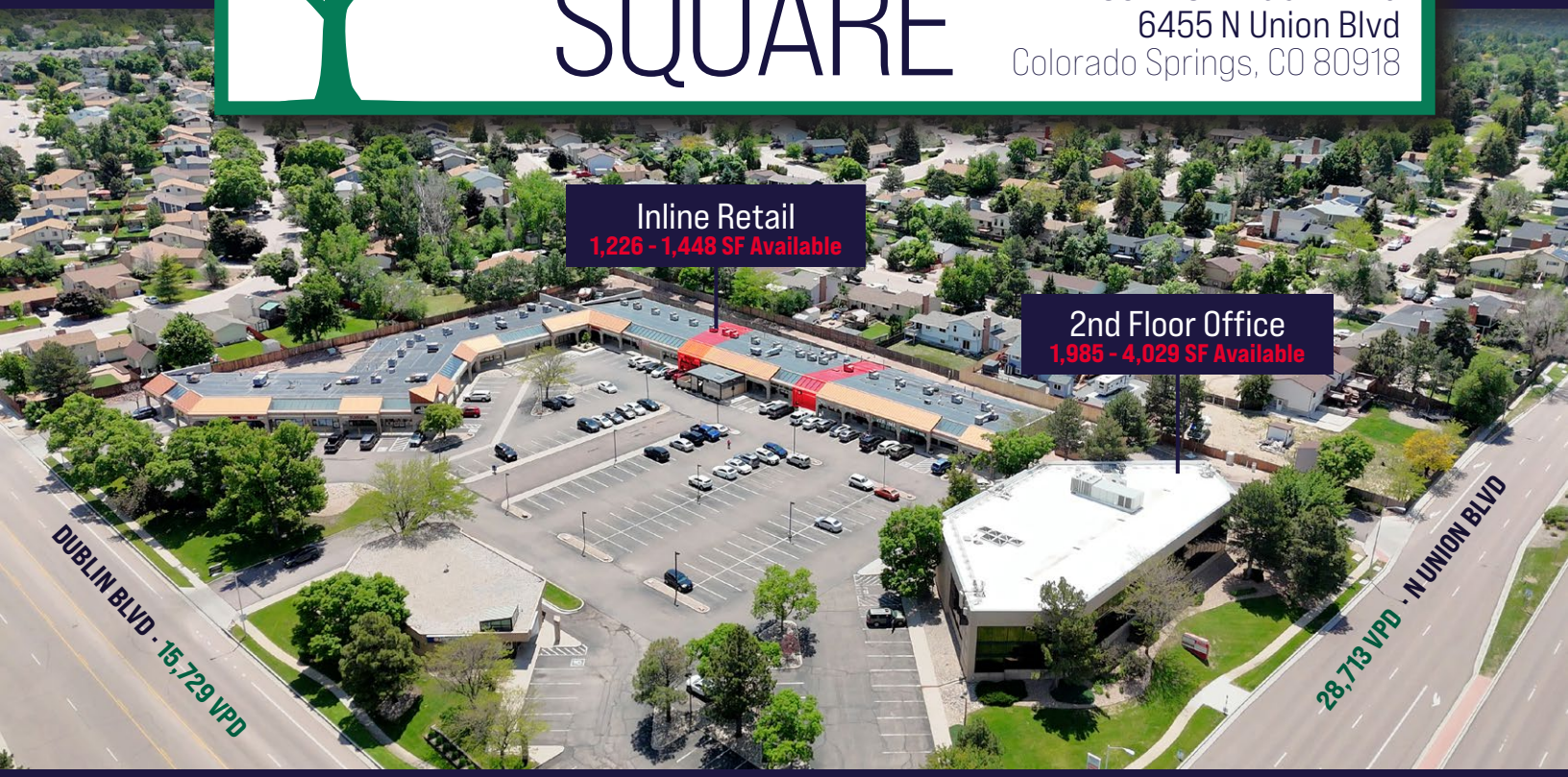
CUSHMAN & WAKEFIELD | Colorado Springs Commercial

COTTONWOOD SQUARE

2807-2871 Dublin Blvd
6455 N Union Blvd
Colorado Springs, CO 80918



Modern Spaces for Retail, Office & Community

RETAIL & OFFICE | FOR LEASE

COTTONWOOD SQUARE

2807-2871 Dublin Blvd 6455 N Union Blvd Colorado Springs, CO 80918

Click Here or Scan the QR code to view our property video

RETAIL & OFFICE | FOR LEASE

COTTONWOOD SQUARE offers prime retail and office space at the busy intersection of N Union Blvd & Dublin Blvd in north Colorado Springs. This high-visibility, mixed-use center provides easy access via a full-movement intersection and is just minutes from the North Academy trade area.

With a diverse tenant mix—including bars and grills, pet services, insurance, gas/convenience, and more—Cottonwood Square attracts steady daily traffic. Ample parking and proximity to major roads make this a strong location for growing businesses.

- High-visibility corner of Union & Dublin
- Mixed-use center with strong tenant synergy
- Easy access and ample parking
- Surrounded by established residential communities
- Minutes from major trade areas & arterial roadways
- Zoned MX-M (Mixed-Use: Commercial/Office/Retail)
- Situated on a 5.05-acre site
- Established center built in 1984

RETAIL

48,824 SF
Retail Center Area

1,226-1,448 SF
Available Space

Contact Broker
Lease Rate

$7.14 per RSF
Operating Expenses (2025 Est)

OFFICE

22,083 SF
Office Building Area

1,985-4,029 SF
Available Space

Contact Broker
Lease Rate

$7.31 per RSF
Operating Expenses (2025 Est)

SITE PLAN

RETAIL TENANT LIST

2809 Over Time Sports Bar & Grill

2813 Elite Nails

2815 Farmers Insurance

2817 **AVAILABLE** • 1,226 SF

2819 Taste of Philly

2825 -2827 Piglatin Cocina

2829 **AVAILABLE** • 1,448 SF (12/1/25)

2833 Relaxation Massage

2835 Denver Recovery Group

2839 National Karate Academy of Martial Arts

2851 Bakery

2855 Dynamic Healthcare Team

2867 Liquor Store

2871 Kwik Way

2873 Critter Clips

COTTONWOOD SQUARE

2807-2871 Dublin Blvd
6455 N Union Blvd
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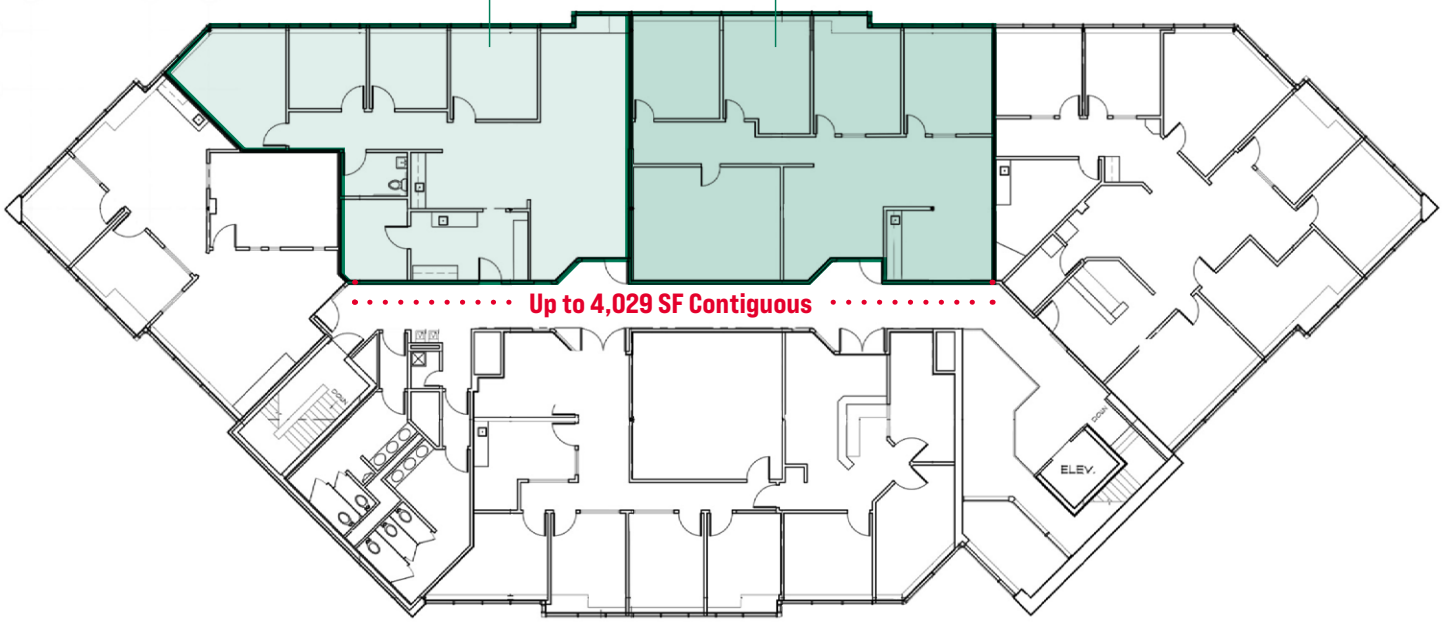
OFFICE

AVAILABLE IN 30 DAYS
Suite 204 • 1,985 RSF

AVAILABLE IN 30 DAYS
Suite 202 • 2,044 RSF



Enjoy Western-Facing Views from Suites 202 & 204!

COTTONWOOD SQUARE

2807-2871 Dublin Blvd
6455 N Union Blvd
Colorado Springs, CO 80918

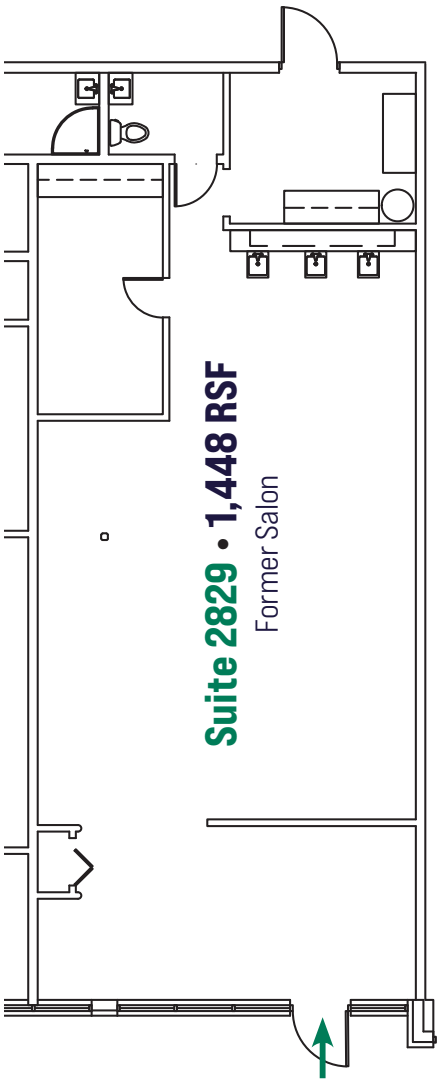
RETAIL

48,824 SF
Retail Center Area

Contact Broker
Lease Rate

1,226-3,528 SF
Available Space

$7.14 per RSF
Operating Expenses (2025 Est)



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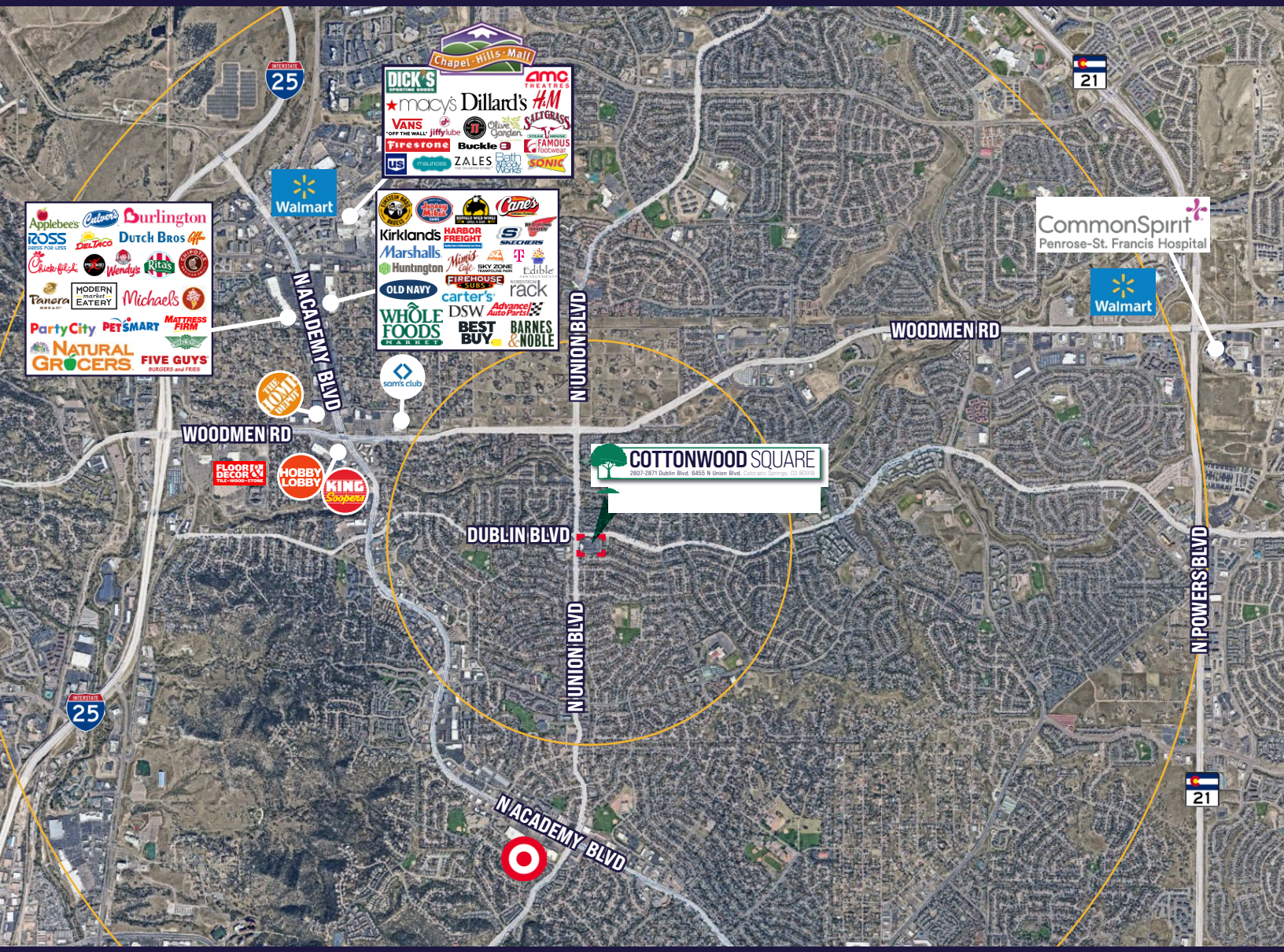
DEMOGRAPHICS

HOUSEHOLDS		
1 MILE	3 MILES	5 MILES
6,286	42,129	100,756

POPULATION		
1 MILE	3 MILES	5 MILES
16,075	106,709	257,778

AVERAGE HOUSEHOLD INCOME		
1 MILE	3 MILES	5 MILES
$90,468	$102,821	$106,692



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