

For lease

NAL Highland
REAL ESTATE

LEASE RATE

**CONTACT
BROKERS**

**1425 S Murray Blvd.
Colorado Springs, CO 80916**



PROPERTY HIGHLIGHTS

- Positioned to serve as a key neighborhood anchor alongside four surrounding commercial properties.
- Prominent visibility with strong frontage along Fountain Boulevard.
- Directly opposite three multifamily communities totaling over 1,000 residential units.
- Strategic hard-corner site at the northeast intersection of Fountain Boulevard and Murray Boulevard.
- Located on Fountain Boulevard, a major east-west corridor connecting to Powers Boulevard and providing direct access to Peterson Space Force Base.

PROPERTY FEATURES

- **56,284 Sq ft Available**
- **Year built 1989**
- **Zoning: PBC**
- **250 Surface Spaces**

MAJOR CHAIN TENANTS

- **Starbucks**
- **Supercuts**
- **Subway**
- **Conoco**



Jordin Egan

Senior Broker

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Contact Brokers



Darek Bartol

Associate Broker

727 631 2554

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PROPERTY PHOTOS



SCAN TO VIEW ALL PROPERTY PHOTOS

SITE AERIAL



JOIN NEIGHBORING TENANTS

SUPERCUTS®



Demographics



	Population	Household	Avg Hhld Income	Avg Home Value
1 Mile	19,403	7,349	\$52,054	\$260,801
3 Miles	99,058	37,523	\$52,009	\$261,329
5 Miles	231,574	91,708	\$59,733	\$315,116

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LOCATION AERIAL



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**Development
South of
COS
Airport**

NAL Highland

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