

INVESTMENT OR OWNER-USER OPPORTUNITY | ESTABLISHED RETAIL CORRIDOR

Shops at Cheyenne Mountain Center

1783 - 1785 E CHEYENNE MOUNTAIN BOULEVARD | COLORADO SPRINGS, CO 80906



SHOPS AT CHEYENNE MOUNTAIN CENTER offers the opportunity to purchase or lease a 7,783 SF retail building located at the southwest corner of Lake Avenue and E. Cheyenne Mountain Blvd. with direct access to and from Interstate 25. The fully vacant building is ideal for an owner-user seeking immediate occupancy while also offering flexible leasing options for tenants.

- **Owner-User or Investment Opportunity:** Fully vacant 7,738 SF building available for immediate occupancy.
- **Flexible Occupancy Options:** Purchase the entire building or lease Suite 1783 (3,328 SF), Suite 1785 (4,410 SF), or the full 7,738 SF.
- **Ideal Uses:** Well suited for medical, dental, veterinary, financial services, specialty retail or showroom users.
- **Fitness Build-Out:** Suite 1785 is currently improved as a fitness space and can be demised to fit the tenants needs.
- **Established Retail Corridor:** Surrounded by Broadmoor World Arena, Target, Petco, Chili's, Office Depot, Outback Steakhouse, Cinemark Theater, multiple national hotels, and other established retailers.

BUILDING SIZE:

7,738 SF

Source: El Paso County Assessor

SALE PRICE:

Contact Broker

AVAILABLE SPACE:

Suite 1783: 3,328 SF

Suite 1785: 4,410 SF

Total Contiguous: 7,738 SF

LEASE RATE:

Suite 1783: \$34.00 PSF + NNN

Suite 1785: \$30.00 PSF + NNN

NNN EXPENSES:

\$11.05 / SF (2026 Est.)

YEAR BUILT:

2001

ZONING:

MX-M (formerly PBC)

PARKING:

27 spaces, 4.13/1,000 SF



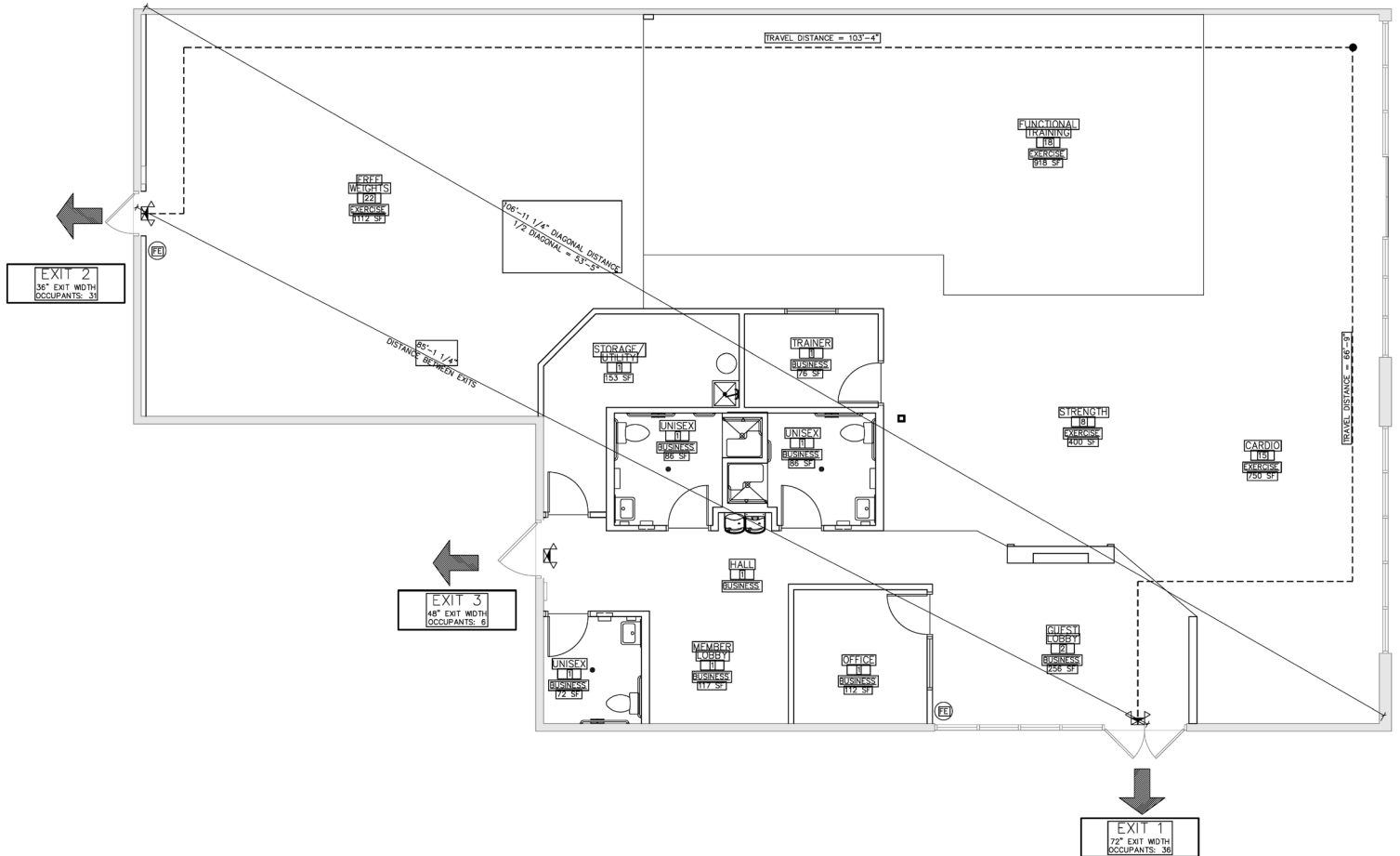
CHRISTOPHER SHIRLEY
cshirley@oliverereg.com
C: 719-663-9012

JEREMY SHIRLEY
jeremys@oliverereg.com
C: 719-244-5182



REAL ESTATE GROUP

DEMISABLE



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

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Retail Building For Sale or Lease

1783-1785 E CHEYENNE MOUNTAIN BLVD., COLORADO SPRINGS, CO 80906

FLOOR PLAN | SUITE 1783

3,328 SF AVAILABLE

