

Retail Space For Lease

Dublin Village

1704-1730 Dublin Boulevard
Colorado Springs, CO 80918



PROPERTY SUMMARY

Dublin Village is a grocery store anchored neighborhood shopping center located in North Central Colorado Springs on N Academy Blvd and Dublin Blvd. This shopping center is in a prime location with high visibility. It offers a strong tenant mix.



PROPERTY SPECIFICATIONS

CENTER SIZE 32,645 SF

AVAILABLE SPACE	SIZE	PRICE
• STE 1722	1,400 RSF	\$22.00 PSF
• STE 1756	3,053 RSF	\$22.00 PSF

OPERATING EXPENSE \$7.78 PSF (Est. 2025)

ZONING PBC

YEAR BUILT 1984

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Suite	Tenant	RSF	Suite	Tenant	RSF	Suite	Tenant	RSF
1704	The Furologist	1,496 SF	1716	Nail Salon	1,965 SF	1752	Fascinations	6,032 SF
1706	The Furologist	1,379 SF	1718	Budget Frammer	1,120 SF	1756	AVAILABLE	3,053 SF
1708	Adams Chiropractic	1,400 SF	1720	Dublin Coin Laundry	1,400 SF	1758	NutriShop	1,540 SF
1712	Classic Liquor	2,228 SF	1722	AVAILABLE	1,400 SF	1760	Jun Japanese Restaurant	1,760 SF
1714	Jet's Pizza	1,830 SF	1724	Sherwin Williams	5,872 SF			

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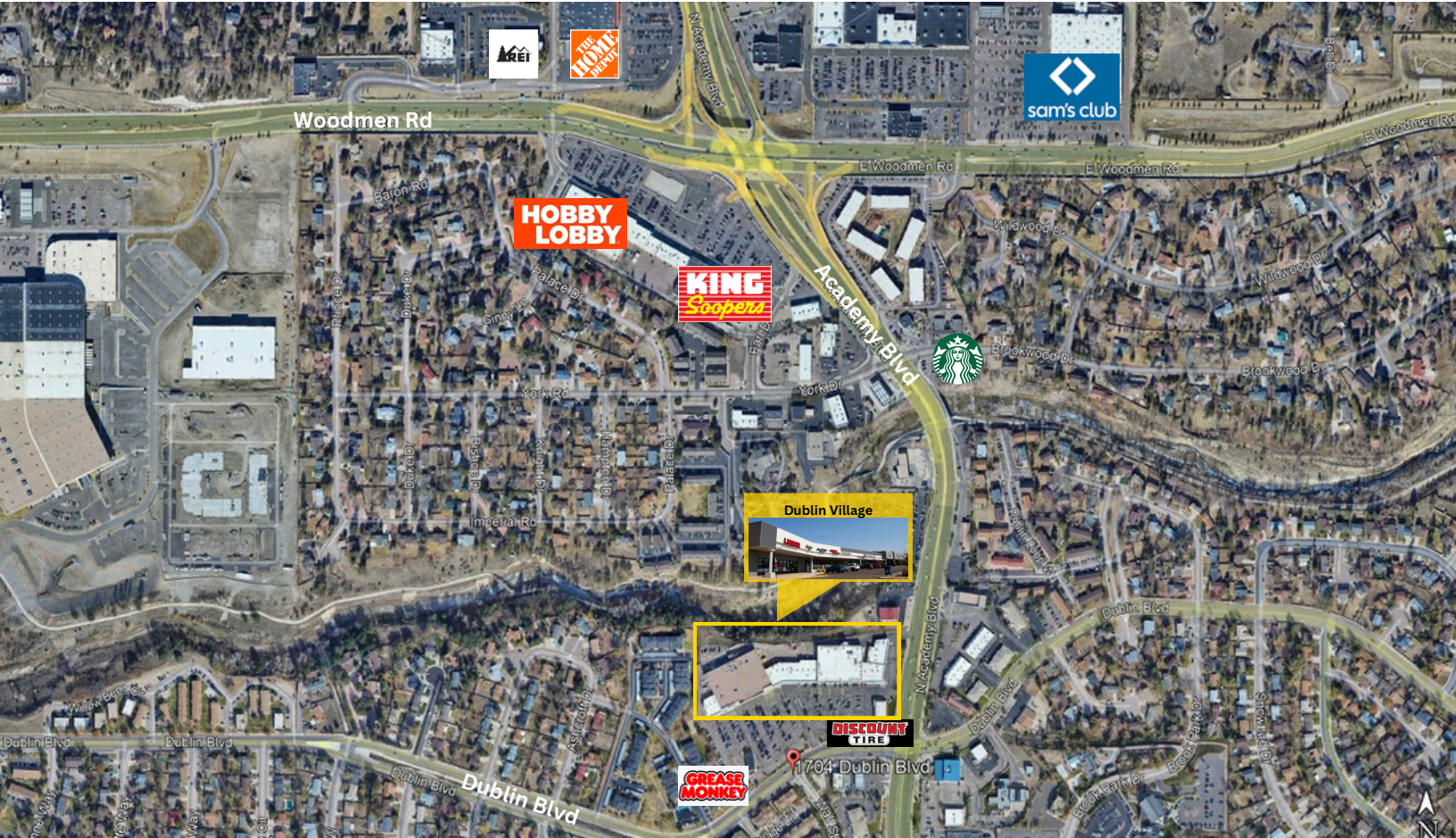
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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2024 POPULATION	9,809	84,076	227,432
HOUSEHOLDS	4,152	33,936	90,302
AVE HH INCOME	\$95,949	\$102,429	\$106,306

COMBINED TRAFFIC COUNTS

N Academy Blvd	Dublin Blvd	47,782	VPD	2025
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*Sourced by CoStar

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