YOUR SIGN HERE

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CUSHMAN & WAKEFIELD | Colorado Springs Commercial

2nd Floor
OFFICE/RETAIL | FOR LEASE

1828 Spring Water Pt. Colorado Springs, CO 80908

VICTORY RIDGE

Parking Garage

VICTORY RIDGE

PROPERTY HIGHLIGHTS

NOW AVAILABLE: Up to 8,056 RSF on the 2nd floor of a well-positioned mixed-use building in the heart of the Interquest Parkway trade area—one of the fastest-growing commercial corridors in Colorado Springs.

This space offers flexible office or retail use with direct elevator access, prominent building signage, and strong surrounding demographics. Located within walking distance to major national retailers, restaurants, entertainment, and healthcare facilities, the site benefits from exceptional visibility and access.

- Built in 2008 | Modern construction and curb appeal

- Excellent connectivity to I-25, USAFA, and Downtown COS

- 2,000+ nearby multifamily and townhome units drive strong local demand

- Surrounded by national retailers, restaurants, and service amenities

BUILDING SIZE
15,048 RSF

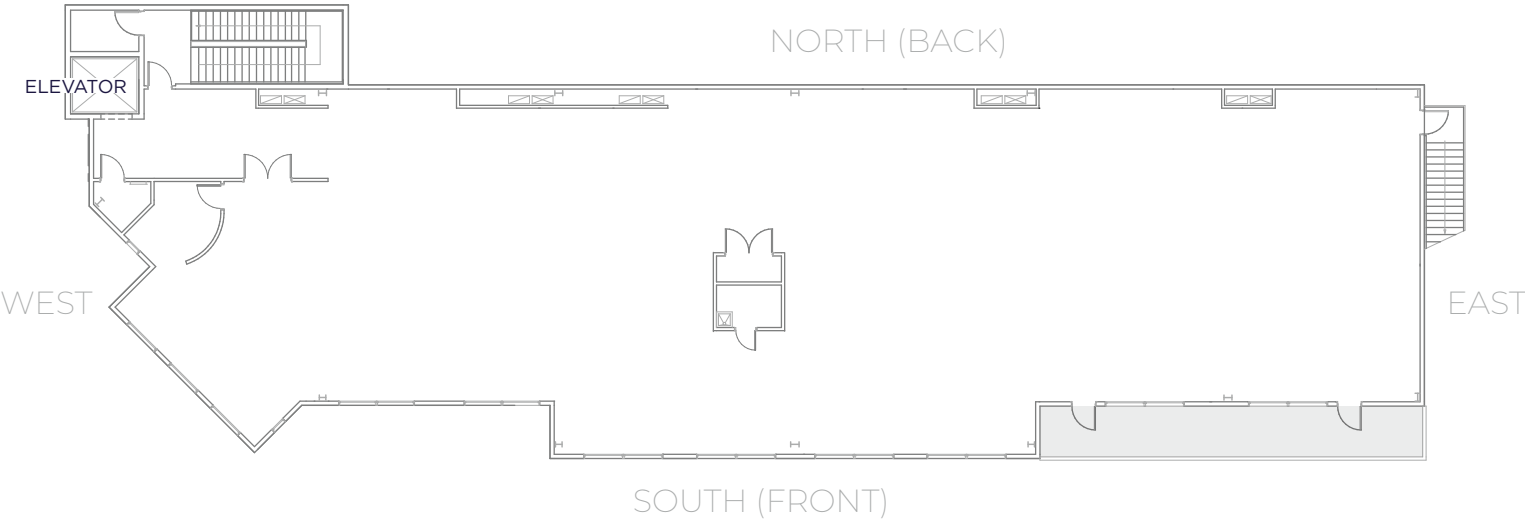**YEAR BUILT**
2008

PARKING
1,100 public parking spaces

SIGNAGE
Building Signage Available

LEASE RATE
Contact Broker

NORTH (BACK)

ELEVATOR

WEST

EAST

SOUTH (FRONT)

2nd Floor
Elevator Access

AREA DEMOGRAPHICS

	2024 HOUSEHOLDS				**2024 POPULATION**				**AVG. HOUSEHOLD INCOME**		
	1 MILE	3 MILES	5 MILES		1 MILE	3 MILES	5 MILES		1 MILE	3 MILES	5 MILES
	1,125	14,040	44,540		3,008	38,295	123,361		$157,051	$147,457	$132,252

DRIVE TIMES

- 6 Min. | I-25
- 8 Min. | USAFA
- 17 Min. | Downtown COS
- 30 Min. | COS Airport
- 30 Min. | Peterson AFB
- 68 Min. | DIA

INTERQUEST TRADE AREA

Aerial map of the Interquest Trade Area showing retailers and developments including:

Jersey Mike's Subs, Chase, Capriotti's, Five Guys, Starbucks, Players Hot Chicken, Ent, (Subway), Dickey's Barbecue Pit, Taco Bell, Great Wolf Lodge, Cheddar's, Clean Juice, Freddy's Steakburgers, Parry's Pizzeria & Bar, Comfort Dental, Regal, Main Event, Scheels.

Whataburger, Chili's, It's Just Wings, Les Schwab, Noodles Company, Smoothie King, Ent, Crumbl Cookies, Torchy's Tacos, Burger King.

Chipotle Mexican Grill, Cheba Hut, Teriyaki Madness, Panda Express, Paris Baguette Bakery Café, Maverik, Rocket, In-N-Out Burger, Slim Chickens.

Salon Kreed, Snazzy Snout, Beautify Co., Lipstick & Lashes, Longboards Wraps & Bowls, Camano, Man'attan Room, RE/MAX, Paint Avenue, X-Golf.

Anthony's Pizza & Pasta, Baskin Robbins, Jimmy John's, Fuzzy's Taco Shop, Dunkin Donuts, Adams Bank & Trust, Mission BBQ, Christian Brothers, AT&T.

5 Star Bank, Quick Quack Car Wash, McDonald's, Sonic, Shake Shack, 7-Eleven.

- Multifamily 280 Units
- Multifamily 200 Units
- Multifamily 264 Units
- Multifamily 240 Units
- Multifamily 140 Units
- Townhomes 225 Units
- Multifamily 474 Units
- Multifamily 288 Units

NEW LIFE DR / VOYAGER PKWY / FEDERAL DR / INTERQUEST PKWY / NEW ALLEGIANCE DR / REPUBLIC DR / DEMOCRACY PT

- St Francis Interquest Orthopedic Hospital 72 Beds
- NewLife Church
- Pikes Peak State College
- In-N-Out Distribution Center
- Walmart Distribution Center
- Icon Cinema
- Red Rocks Self Storage
- ConcealFab Corporation
- Semtech
- Bal Seal Engineering
- Yardi
- Ford
- Western Digital
- Ascend
- Viavi
- United Healthcare
- Philips
- Lockheed Martin

102,283 VPD

INTERSTATE 25

U.S. AIR FORCE

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