

Retail Auto Repair Shop

**1280 Ainsworth St.
Colorado Springs, CO 80915**

A 3,564 SF stand-alone automotive building with a fully fenced, newly paved lot. Featuring six overhead doors (14 ft) with drive-through access, this property is ideal for auto service, repair, or related uses.

Strategically located off Powers Blvd, one of the busiest corridors with 67,968 VPD, ensuring exceptional visibility and exposure. Surrounded by strong national tenants, including O'Reilly Auto Parts, Meineke Car Care, Big O Tires, Walmart, VASA, Take 5 Oil Change, and Navy Federal Credit Union.

FOR LEASE

3,564 SF AVAILABLE



JIM SPITTLER

Partner | Founding Principal

719 332 6528

spittler@highlandcommercial.com

MEGAN MECHIKOFF

Associate Broker

812 525 6151

mmechikoff@highlandcommercial.com

NAL Highland



Property Highlights

- .70 Ac Fenced Lot
- Visibility to Powers Blvd.
- Dedicated digital Signage -
- Drive through capabilities
- Class-B
- Parking Ratio 6.31/ 1,000 SF

Property Specifications

Total Building SF:	3,564
Asking Lease Rate:	\$20.00 PSF
NNN est.	\$6.77 NNN
Construction:	Masonry
Year Built:	2005
GL Doors:	Two 14Ft, 4 12Ft

Demographics

	1 MILE	3 MILE
Population	9,597	97,089
Households	3,855	37,405
Median HH Income	\$58,814	\$65,610
Daytime Employees	6,277	40,885

📍 2 N. Cascade Ave Ste 300 Colorado Springs, CO 80903

☎ 719 577 0044

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