



Edward Jones

ANYTIME FITNESS

Safe Place FOR PETS

ROCKRIMMON POSTAL

FRONT RANGE CHRISTIAN PRESCHOOL

MATHNASIUM

ME Massage Envy

PREMIER CAR WASH

Great Clips  
PINON VALLEY LIQUOR  
NaRai Thai Restaurant

B BAILEY ORTHODONTICS

VILLAGE CENTER VETERINARY CARE

S ROCKRIMMON BLVD • 12,927 VPD

VINDICATOR DR • 15,676 VPD

# SAFeway VILLAGE

710-840 VILLAGE CENTER DR. COLORADO SPRINGS, CO 80919

# ROCKRIMMON



CLICK HERE TO VIEW INTERIOR PHOTOS

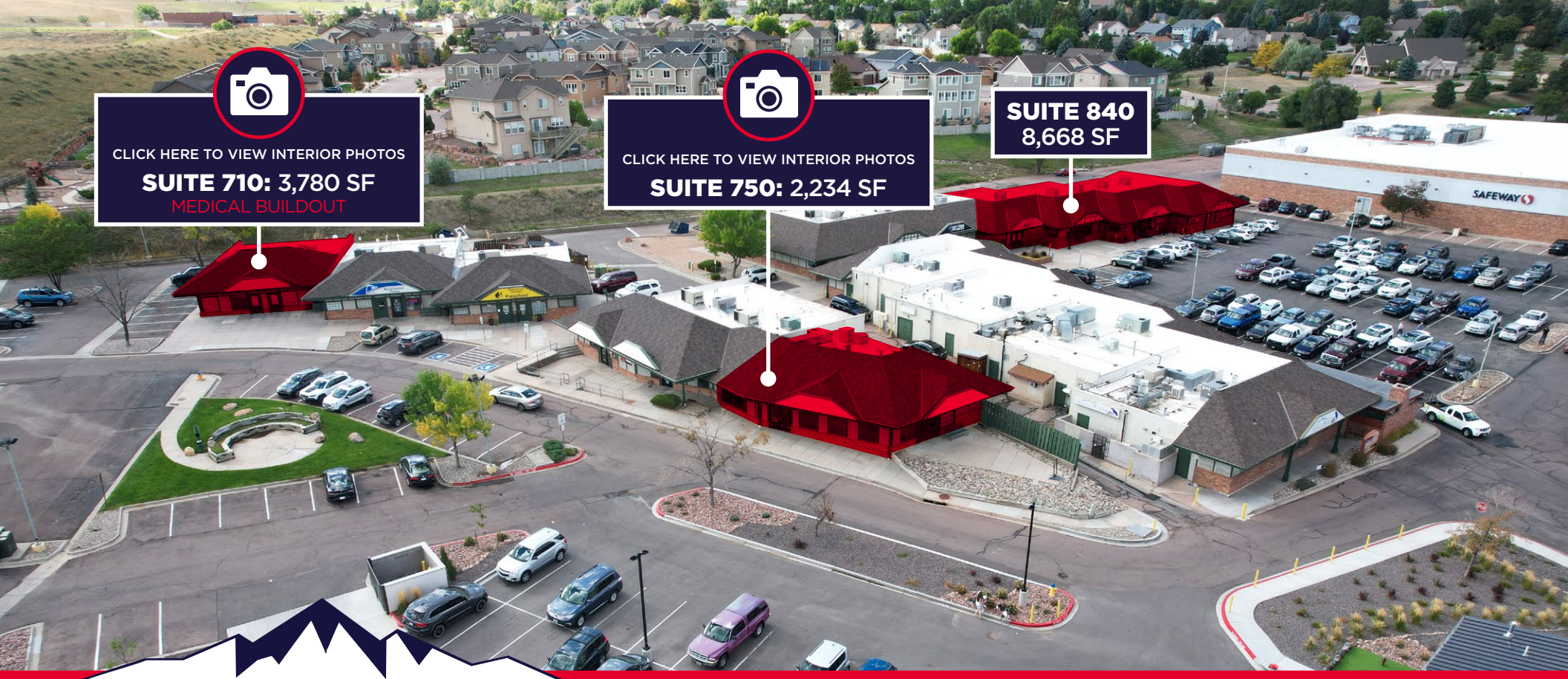
**SUITE 710: 3,780 SF**  
MEDICAL BUILDOUT



CLICK HERE TO VIEW INTERIOR PHOTOS

**SUITE 750: 2,234 SF**

**SUITE 840**  
8,668 SF



# SAFeway VILLAGE ROCKRIMMON

710-840 VILLAGE CENTER DR  
COLORADO SPRINGS, CO 80919



**LEASE RATE**  
\$15-25.00 per RSF NNN



**OPERATING EXPENSES**  
\$8.00 per RSF (2024 Est.)



**SHOPPING CENTER SIZE**  
98,173 SF



**ZONING**  
PBC CU HS



**YEAR BUILT/RENOV.**  
1984/2015



**MONUMENT SIGNAGE**  
AVAILABLE



**PARKING RATIO**  
6.95:1,000 RSF

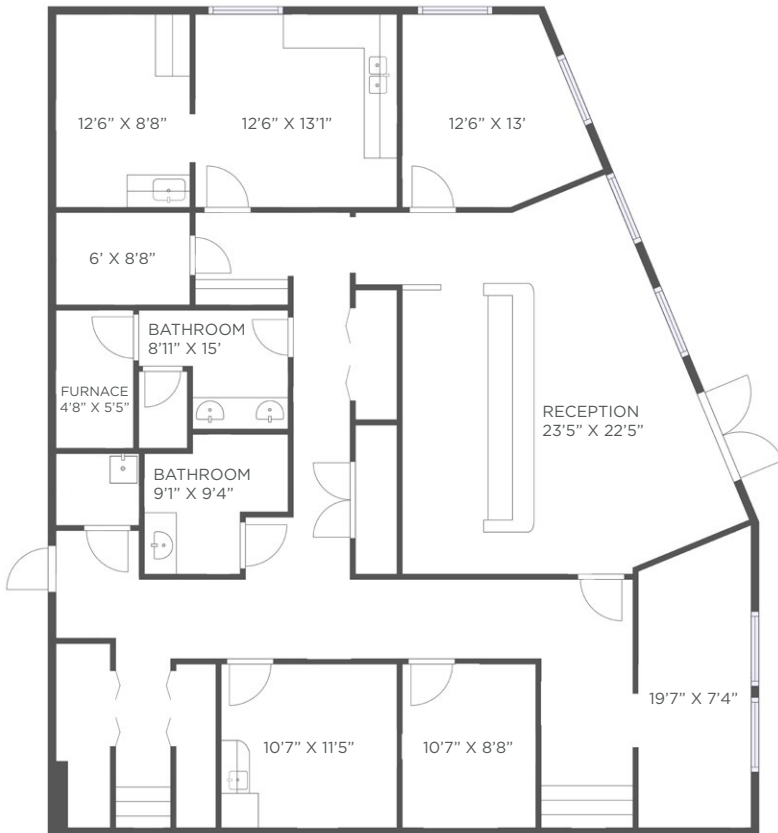


**BUILDING SIGNAGE**  
AVAILABLE

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COLORADO SPRINGS, CO 80919

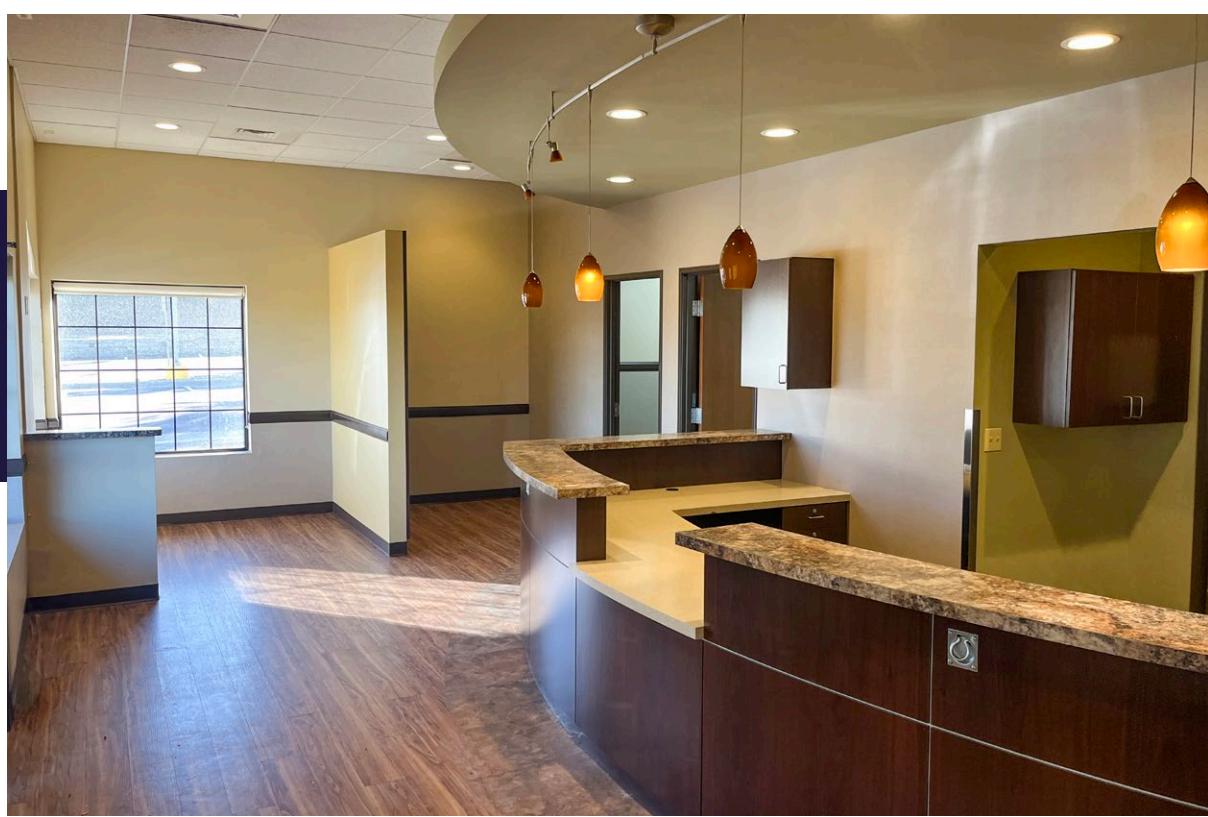
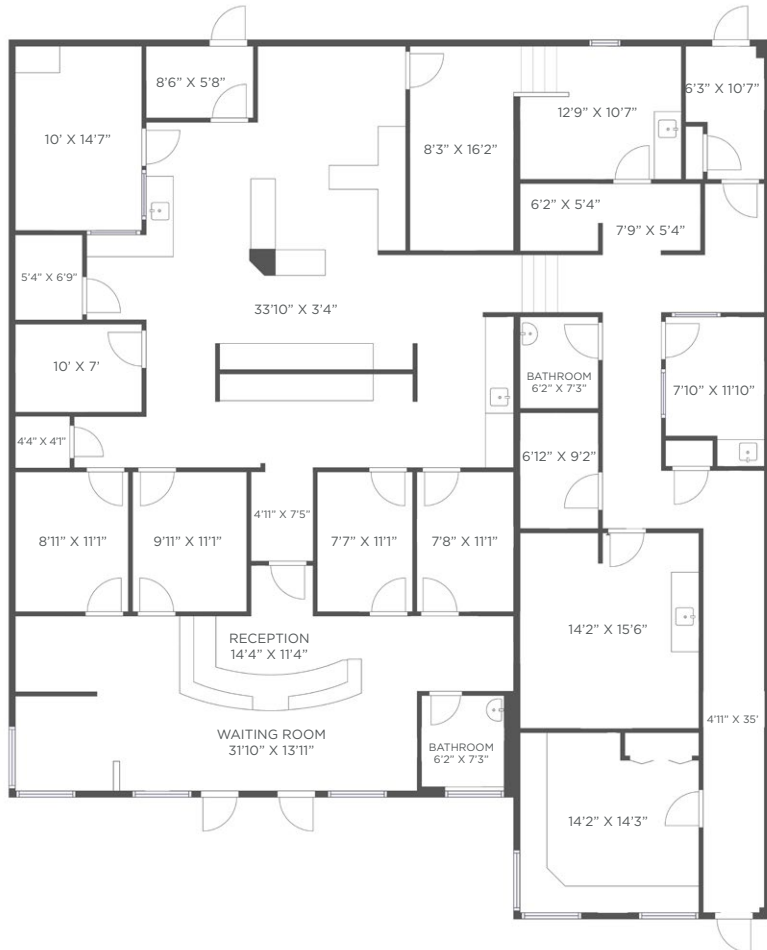
## SUITE 750: 2,234 SF



# SAFeway VILLAGE ROCKRIMMON

710-840 VILLAGE CENTER DR  
COLORADO SPRINGS, CO 80919

## SUITE 710: 3,780 SF Former Veterinary Clinic

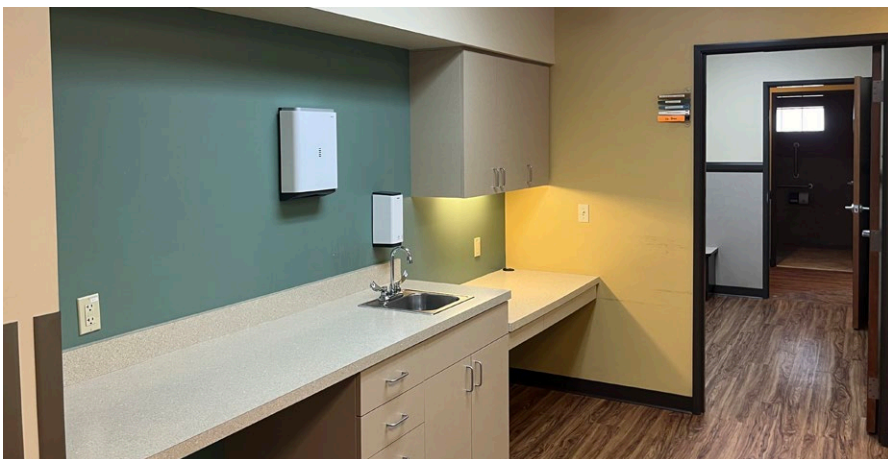
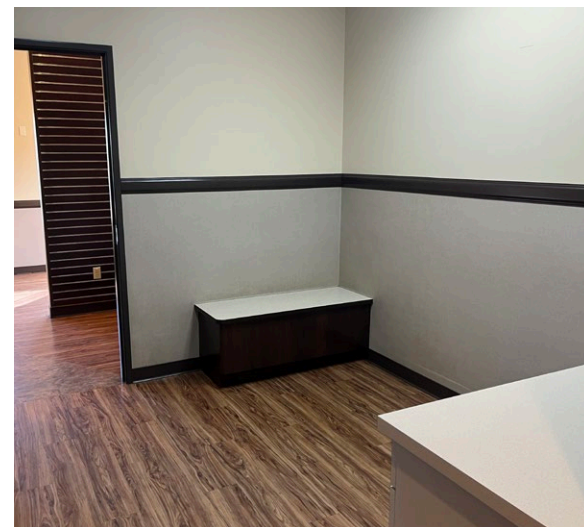
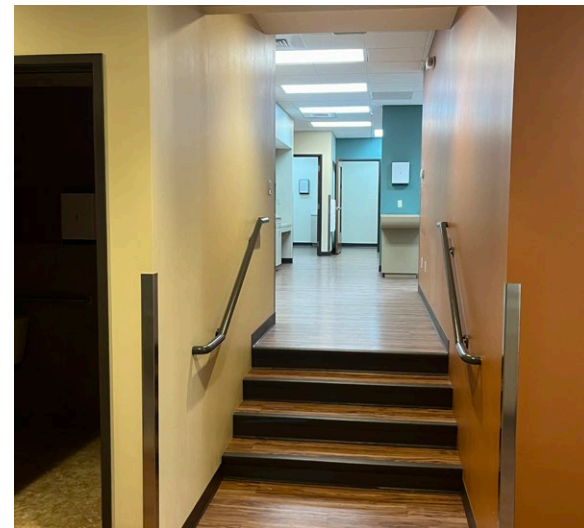




# SAFEWAY VILLAGE ROCKRIMMON

710-840 VILLAGE CENTER DR  
COLORADO SPRINGS, CO 80919

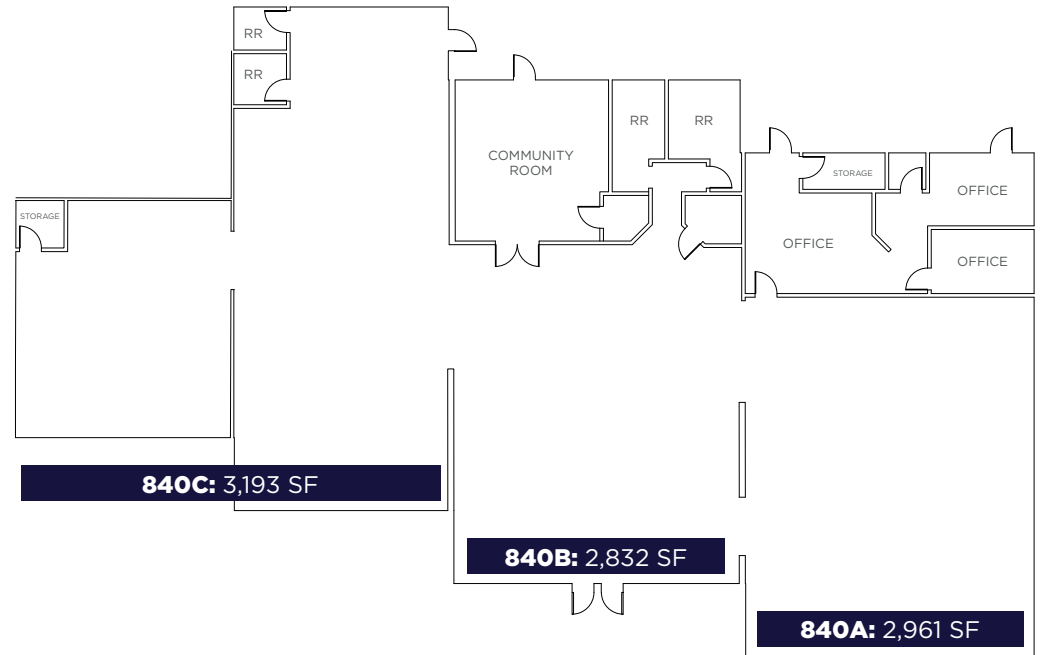
**SUITE 710: 3,780 SF**  
Former Veterinary Clinic



# SAFeway VILLAGE ROCKRIMMON

710-840 VILLAGE CENTER DR  
COLORADO SPRINGS, CO 80919

**SUITE 840: 8,668 SF**  
Space divisible to 2,832 SF





# DEMOGRAPHICS



POPULATION

1 Mile

9,107

3 Miles

48,486

5 Miles

133,849



HOUSEHOLDS

3,738

20,495

55,269



HOUSEHOLD  
INCOME (AVG.)

\$121,133

\$110,377

\$101,553



MEDIAN AGE

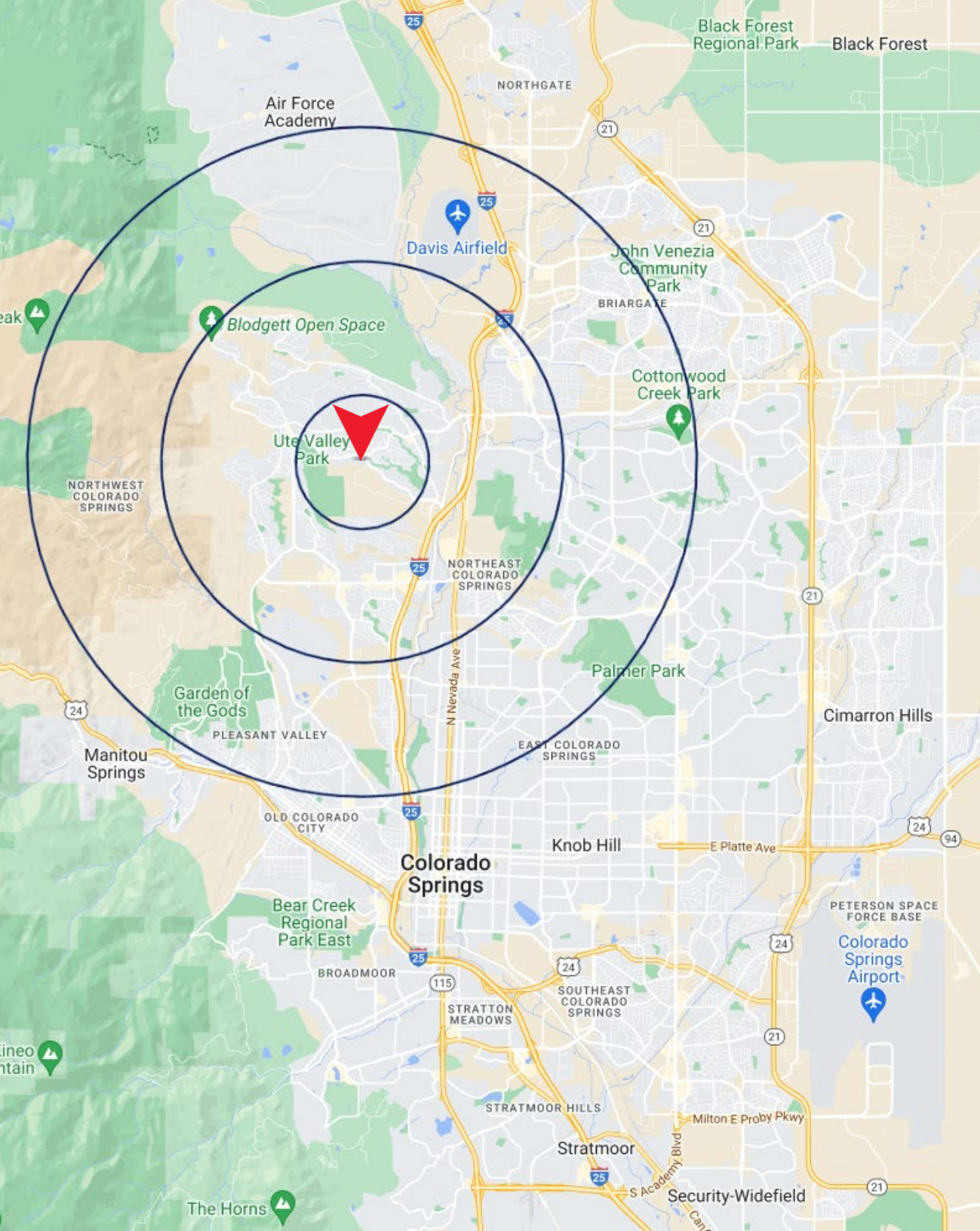
41.8

39.8

38.8



**SAFEWAY VILLAGE  
ROCKRIMMON**



**SAFeway VILLAGE**  
710-840 VILLAGE CENTER DR. COLORADO SPRINGS, CO 80919  
**ROCKRIMMON**



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