



1,365 SF AVAILABLE

# GRANDVIEW MARKETPLACE

 3230-3274 CENTENNIAL BLVD. COLORADO SPRINGS, CO 80907

GRANDVIEW MARKETPLACE IS LOCATED AT THE HIGHLY VISIBLE NORTHWEST CORNER OF CENTENNIAL BLVD AND FILLMORE ST. THE CENTER, BUILT IN 2004, OFFERS A GREAT TENANT MIX AND IS ANCHORED BY **KING SOOPERS**. IT IS LOCATED NEAR THE NEW VA HOSPITAL WITH CONVENIENT ACCESS TO I-25, GARDEN OF THE GODS RD AND CENTENNIAL BLVD.



65 HOMES UNDER CONSTRUCTION

50 HOMES UNDER CONSTRUCTION

100+ TOWNHOMES UNDER CONSTRUCTION

outlook west-mesa  
MULTIFAMILY  
312 UNITS NOW LEASING

GRANDVIEW MARKETPLACE

PLANNED RESIDENTIAL DEVELOPMENT

24,528 VPD  
Centennial Blvd & W Fillmore St

32,714 VPD  
I-25 & W Fillmore St

VA U.S. Department of Veterans Affairs

CENTENNIAL BLVD EXTENSION TO I-25 RECENTLY COMPLETED (EXIT 144)



WAFLE HOUSE



# GRANDVIEW MARKETPLACE

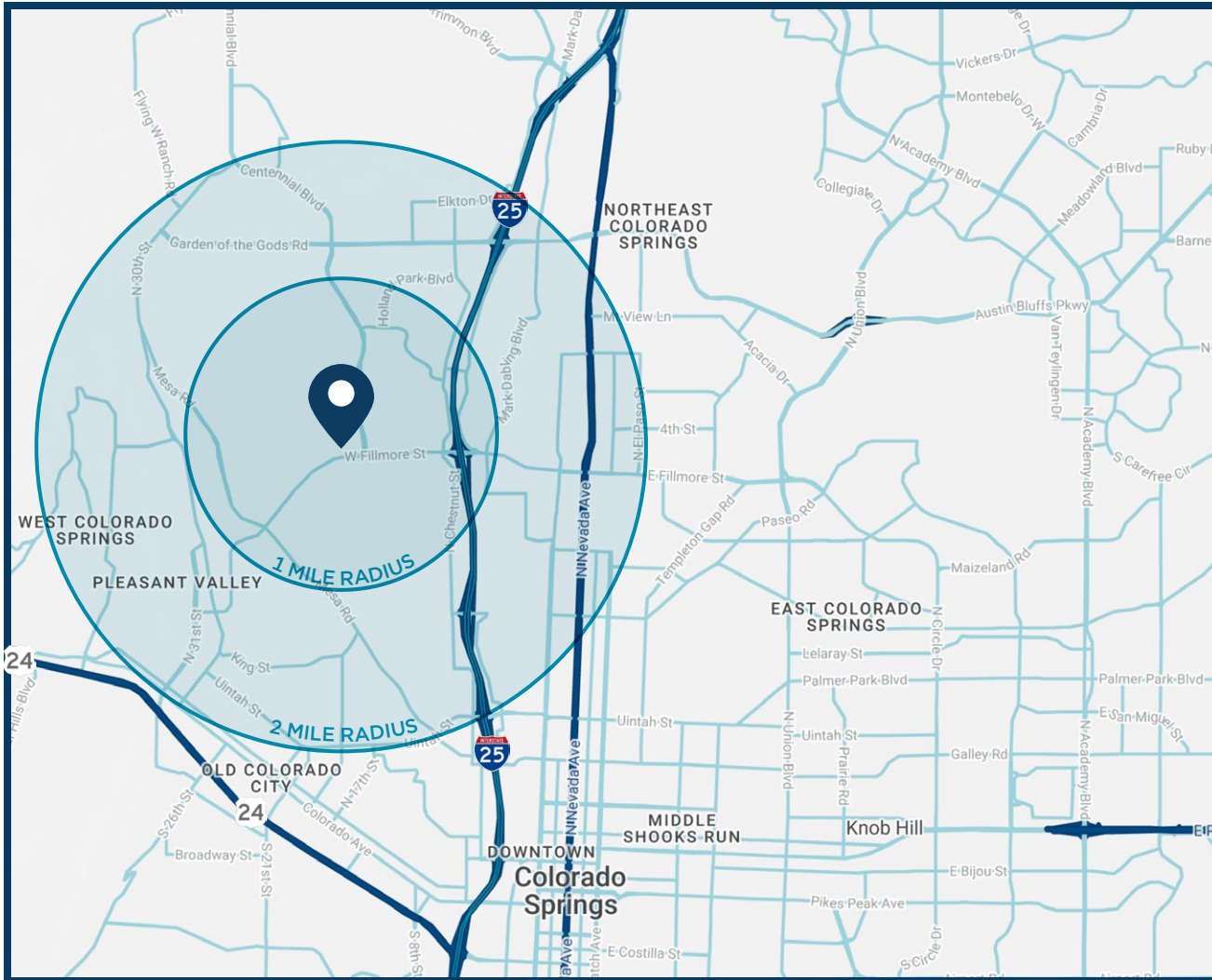
OFFERS A GREAT TENANT MIX  
AND IS ANCHORED BY KING SOOPERS

LEASE RATE: \$26.00 PER RSF NNN | EXPENSES: \$12.05 PER RSF (2023 EST.)

## SITE PLAN



#	TENANT	SF
3230	FAT BEE CAFE	1,504
3232	T-MOBILE	1,401
3236	COLORADO DENTAL GROUP	3,039
3240	LEBOWSKI TAPROOM	2,108
3242	HEART OF JERUSALEM	1,145
3244	AT&T	1,412
3246	THE UPS STORE	1,278
3260	STEINS & VINES - LIQUOR	4,000
3262	SUPERCUTS	1,400
3264	WORLD OF SOURDOUGH	1,365
3266	AVAILABLE	1,365
3268	FUSION NAILS	1,400
3270	FURRY FRIENDS	1,400
3272	VAPE WORLD	1,400
3276	JUN JAPANESE RESTAURANT	2,800



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## DEMOGRAPHICS

**7,728**  
2023 POPULATION  
within 1 mile

**3,665**  
2023 HOUSEHOLDS  
within 1 mile

**\$85,688**  
AVG. HOUSEHOLD INCOME  
within 1 mile

**26,336**  
2023 POPULATION  
within 2 miles

**12,630**  
2023 HOUSEHOLDS  
within 2 miles

**\$84,555**  
AVG. HOUSEHOLD INCOME  
within 2 miles