



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial



KING
Scoopers

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.



CENTENNIAL BLVD EXTENSION TO I-25 RECENTLY COMPLETED EXIT 144

GRANDVIEW MARKETPLACE

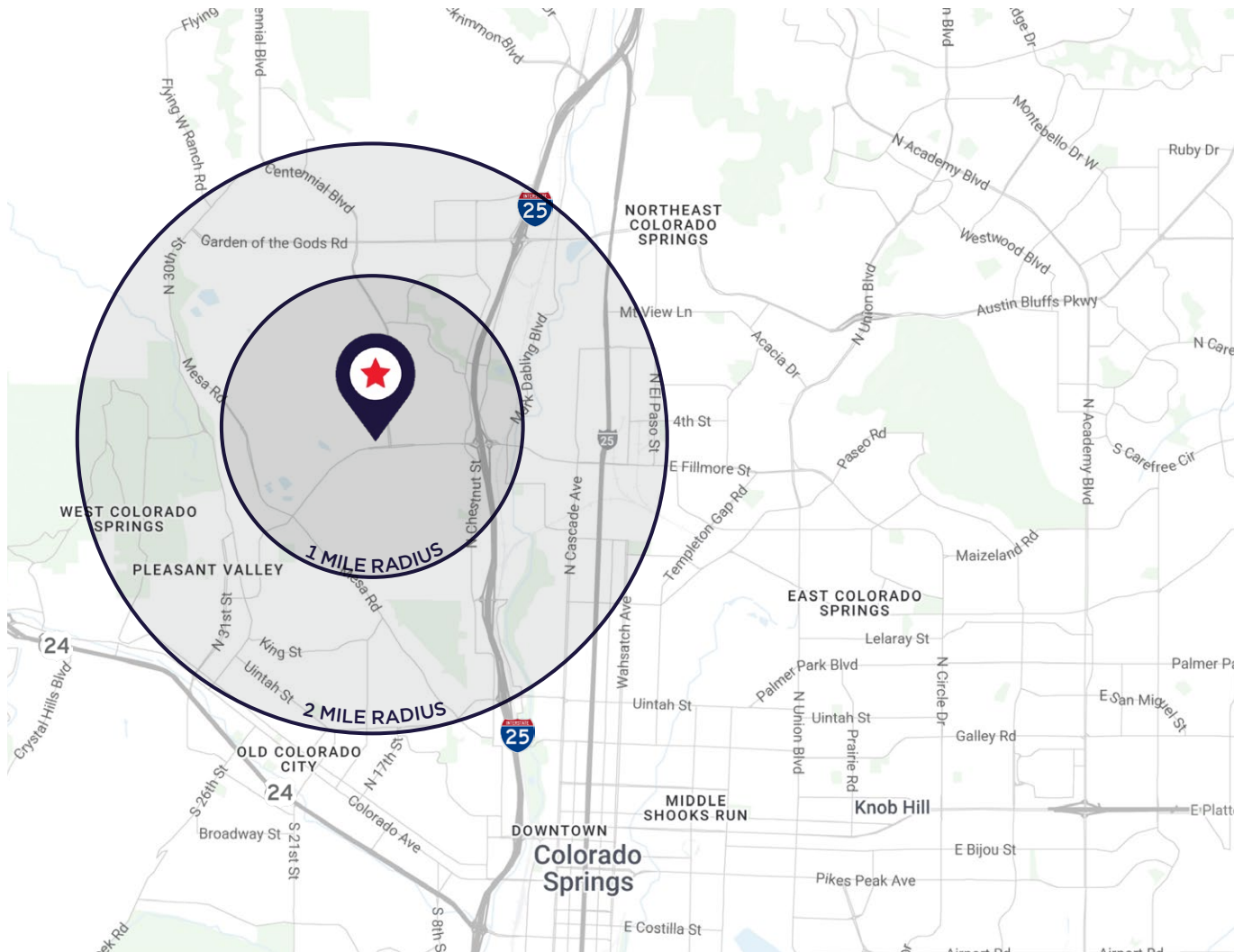
3230-3274 CENTENNIAL BLVD. COLORADO SPRINGS, CO 80907

LEASE RATE: \$26.00 PER RSF NNN

EXPENSES: \$12.05 PER RSF (2024 EST.)

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





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DEMOGRAPHICS

7,347
2024 POPULATION
within 1 mile

3,449
2024 HOUSEHOLDS
within 1 mile

\$88,017
AVG. HOUSEHOLD INCOME
within 1 mile

27,458
2024 POPULATION
within 2 miles

12,844
2024 HOUSEHOLDS
within 2 miles

\$86,736
AVG. HOUSEHOLD INCOME
within 2 miles