

SEC GARDEN OF THE GODS RD. & CENTENNIAL BLVD. COLORADO SPRINGS, CO 80907

RETAIL SPACE FOR LEASE IN GROCERY ANCHORED CENTER





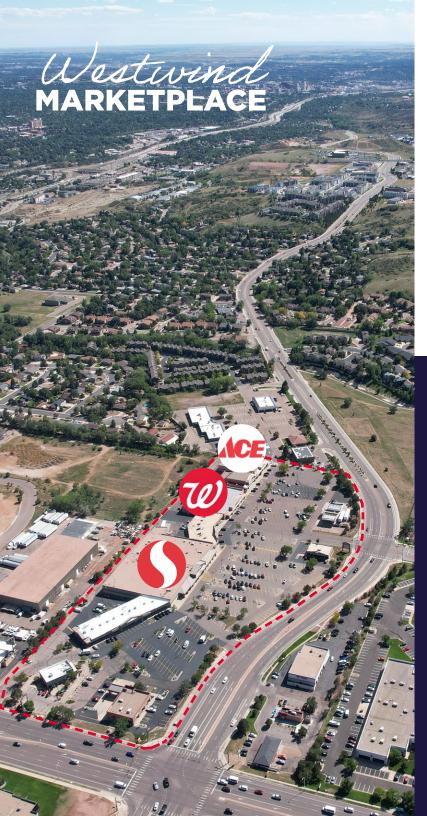












Join a thriving retail lineup at **Westwind Marketplace**, a Safeway-anchored center at the bustling intersection of Centennial Blvd and Garden of the Gods Rd. This vibrant northwest location offers excellent visibility, strong national co-tenancy, and easy access to major residential neighborhoods and employers—perfect for retailers and service providers seeking a high-traffic setting

with exceptional demographics.

HIGHLIGHTS

- · Prime northwest location near Garden of the Gods corridor
- · Strong daily traffic and convenient signalized access off Centennial Blvd
- · Attractive architecture with recent exterior upgrades and abundant parking
- · Surrounded by affluent residential neighborhoods and major employers



SHOPPING CENTER SIZE **102,396 SF**



ZONING **MX-M P**



BUILDING SIGNAGE AVAILABLE



PARKING RATIO **7:1,000 RSF**



LEASE RATE (IN-LINE) \$25.00-27.00 per RSF NNN



OPERATING EXPENSES \$9.00 per RSF (2026 Est.)

AVAILABLE SPACE

Suite 4327 1,311 SF



Suite 4329 1,706 SF



Suite 4335 1,160 SF



Suite 4435
DRIVE-THRU POTENTIAL

1,511 SF





TENANT MIX

SUITE	TENANT	SUITE	TENANT	
4201	ACE HARDWARE	4335	AVAILABLE 1,160 SF	
4209	THRIVE HEALTH SYSTEMS	4337	9 ROUND	
4211	KARATE	4405	SAFEWAY	
4315	WALGREENS	4417	NAIL SPA	
4319	VERIZON	4419	PAK MAIL	
4325	EINSTEIN BROS.	4421	H&R BLOCK	
4327	AVAILABLE 1,311 SF	4423	DON TURI'S	
4329	AVAILABLE 1,706 SF	4427	TOBACCO SHOP	
4331	PIZZA HUT	4431	92 CHICKEN	
4333	LIQUOR	4435	AVAILABLE 1,511 SF	



Woodmen Rd Woodh W Ranch Ro Oublin Blud Indicator Dr S. Rockinnnon By Union Blvd Flying W Ranch Rd Montel Elkton Dr NORTHEAST COLORADO Westwo N 30th S. Garden of the Gods Re SPRINGS Aust Mt View Ln Dabling Blvd N El Paso 4th St S E Fillmore St N Chestnut St Cascade Ave WEST COLORADO SPRINGS Maizela PLEASANT VALLEY EAST COLORADO 31st St SPRINGS Wahsatch Lelaray St ting St Park Blvd Uintah St Uintah St Galley R OLD COLORADO CITY Rd MIDDLE E Platt SHOOKS RUN Broadway St No. Colorado E Bijou S **Springs** Pikes Peak Ave Union Blvd S 8th Costilla St S Circle D/ Airport Ro orion or Suntain Blvd E Las Vegas St Verder

Westwind MARKETPLACE

ESTIMATED DEMOGRAPHICS	;		
	1 MILE	3 MILES	5 MILES
POPULATION	6,919	57,876	159,048
AVG. HOUSEHOLD INCOME	\$92,601	\$98,503	\$94,743
DAYTIME EMPLOYEES	9,912	41,219	118,093



Colorado Springs Commercial

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