



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

4435
1,511 SF
DRIVE-THRU
POTENTIAL



4335
1,160 SF

4329
1,706 SF

4327
1,311 SF

Westwind MARKETPLACE

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

RETAIL SPACE FOR LEASE IN GROCERY ANCHORED CENTER

PREDOMINATE WESTSIDE
LOCATION ANCHORED BY



Westwind MARKETPLACE

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





GARDEN OF THE GODS RD

CENTENNIAL BLVD

Starbucks

TBANK

SAFeway
4405

verizon
4319

Walgreens
4315

ACE
The helpful place.
4201

thrive
4209

arc
THRIFT STORES
DONATION CENTER

4435
4431
4427
4423
4421
4419
4417

4337
4335
4333
4331
4329
4327
4325

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



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**

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