



FRONT RANGE  
CHRISTIAN PRESCHOOL



2,100 AVG.  
DAILY VISITS  
(2024)

Great Clips  
PINON VALLEY  
LIQUOR  
NaRai Thai  
Restaurant



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

**SUITE 840**  
8,668 SF



# SAFeway VILLAGE ROCKRIMMON

710-840 VILLAGE CENTER DR  
COLORADO SPRINGS, CO 80919



**LEASE RATE**  
\$15-26.00 per RSF NNN



**OPERATING EXPENSES**  
\$8.62 per RSF (2025 Est.)



**SHOPPING CENTER SIZE**  
44,786 SF



**ZONING**  
PBC CU HS



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



**MONUMENT SIGNAGE**  
AVAILABLE



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



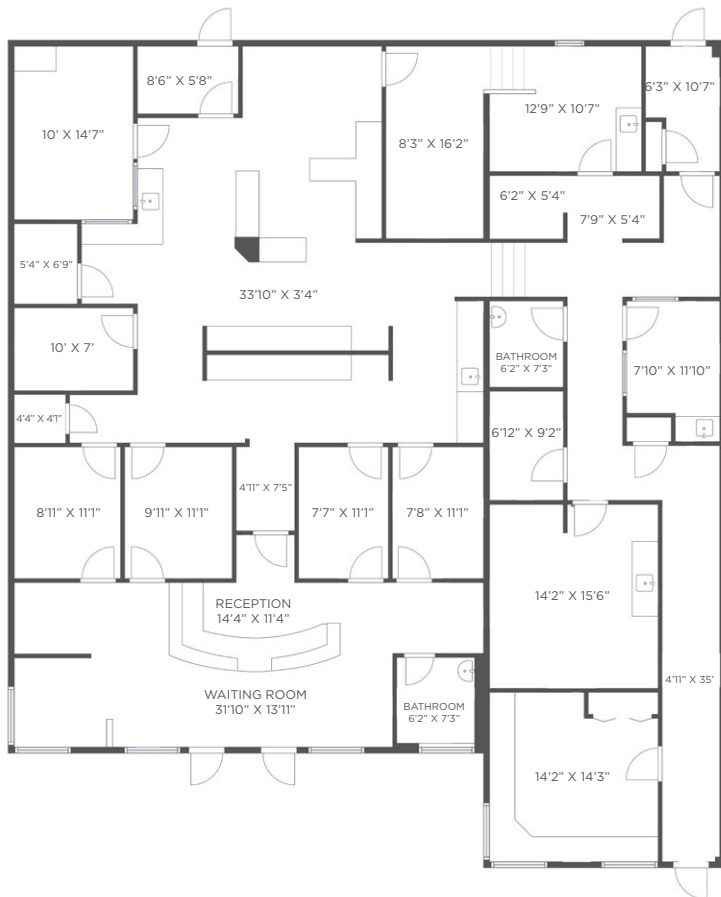
**BUILDING SIGNAGE**  
AVAILABLE

# SAFeway VILLAGE ROCKRIMMON

710-840 VILLAGE CENTER DR  
COLORADO SPRINGS, CO 80919

**SUITE 710: 3,780 SF**  
Medical Space

LEASE RATE: \$15-19.00 per RSF NNN



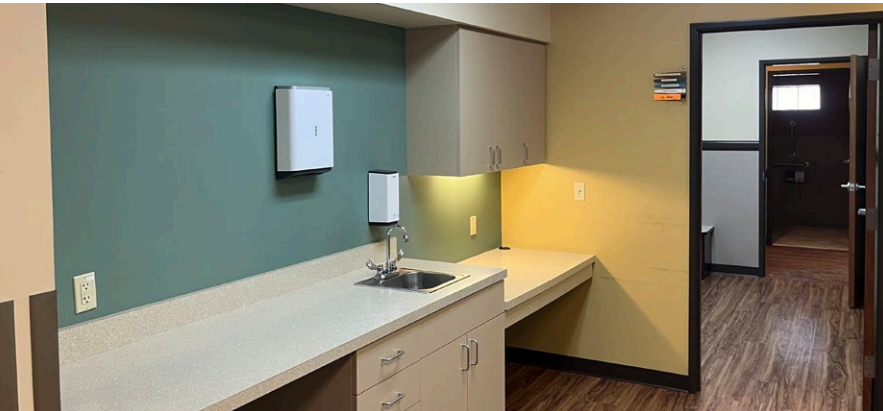
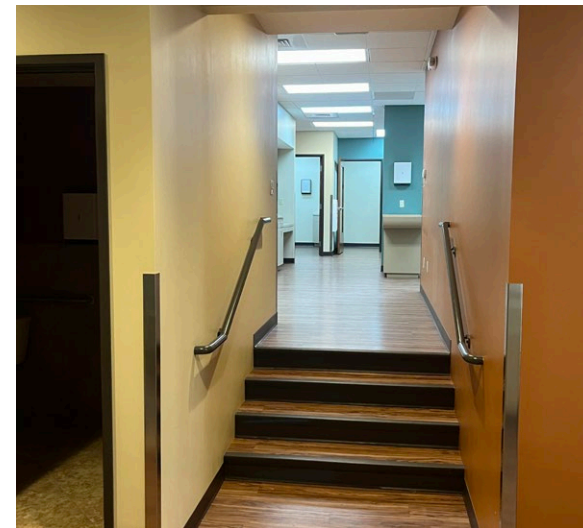


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710-840 VILLAGE CENTER DR  
COLORADO SPRINGS, CO 80919

**SUITE 710: 3,780 SF**  
Medical Space

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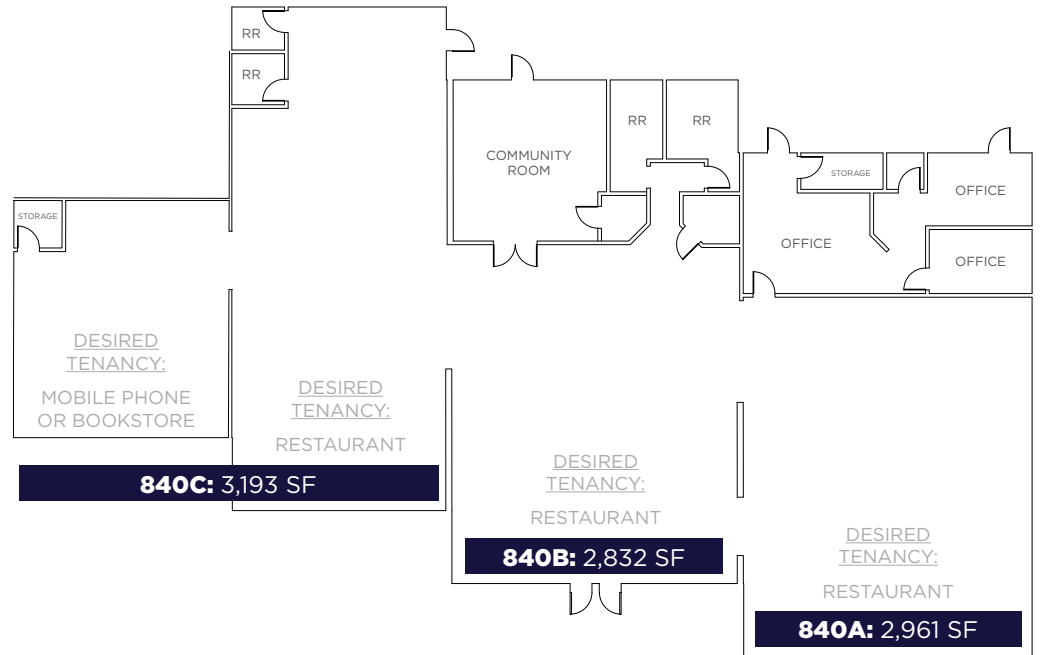


# SAFeway VILLAGE ROCKRIMMON

710-840 VILLAGE CENTER DR  
COLORADO SPRINGS, CO 80919

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

LEASE RATE: \$19-26.00 per RSF NNN





# 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



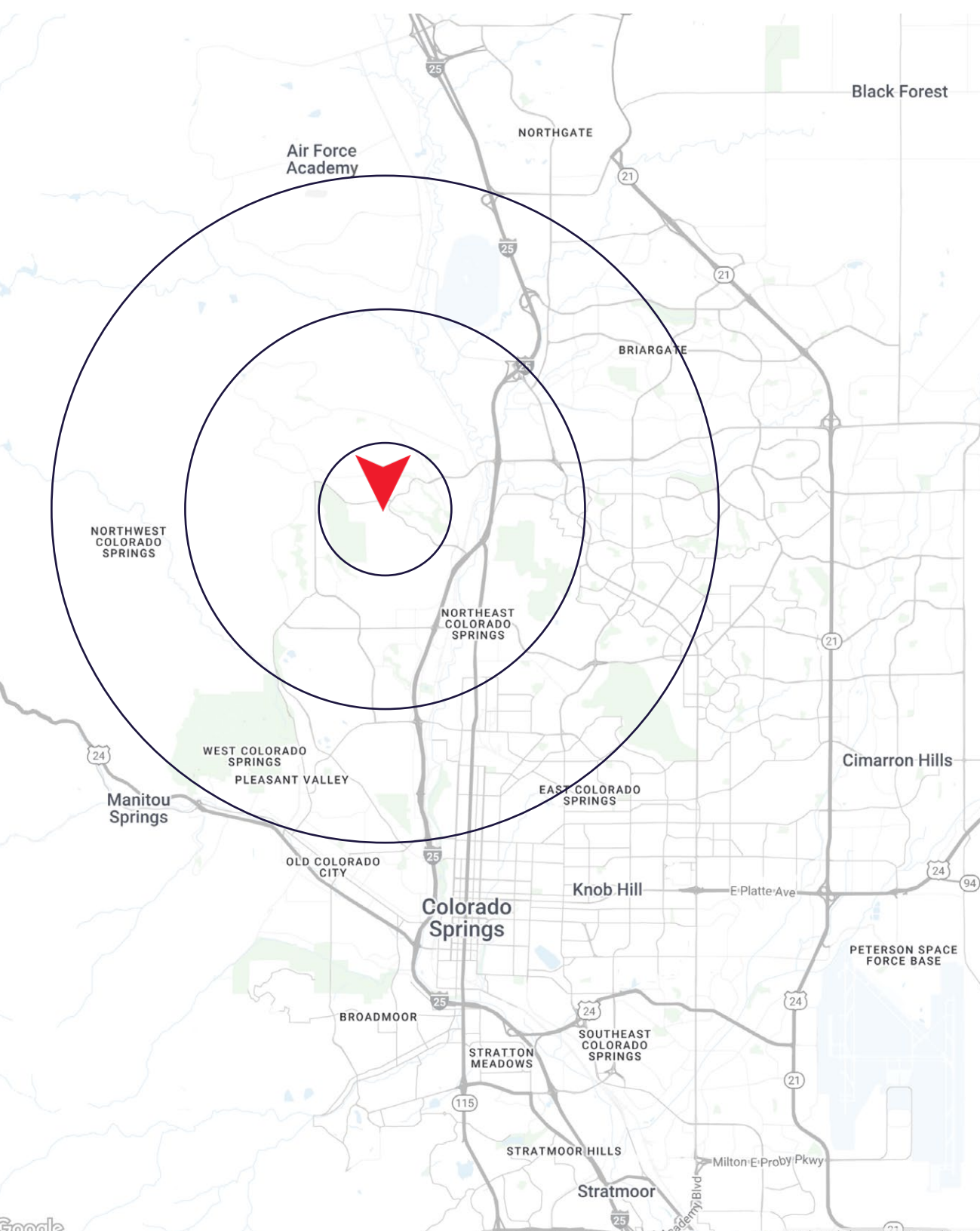
MEDIAN AGE

41.8

39.8

38.8

**SAFEWAY VILLAGE  
ROCKRIMMON**



# SAFeway VILLAGE ROCKRIMMON

710-840 VILLAGE CENTER DR  
COLORADO SPRINGS, CO 80919



**CUSHMAN &  
WAKEFIELD**

**Colorado Springs  
Commercial**

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