



Colorado Springs
Commercial

GROCERY ANCHORED SHOPPING CENTER

RETAIL SPACE FOR LEASE 1,400-2,100 SF



**CHEYENNE
MEADOWS**

811-839 CHEYENNE MEADOWS RD. COLORADO SPRINGS, CO 80906





CUSHMAN & WAKEFIELD
Colorado Springs
Commercial

CHEYENNE MEADOWS

GROCERY ANCHORED SHOPPING CENTER RETAIL SPACE FOR LEASE

811-839 CHEYENNE MEADOWS RD. COLORADO SPRINGS, CO 80906



PARKING RATIO
4.39:1,000 RSF



BUILDING SIGNAGE
AVAILABLE



LEASE RATE (IN-LINE)
\$30.00 per RSF NNN



ZONING
MX-M



SHOPPING CENTER SIZE
133,111 SF



OPERATING EXPENSES
\$5.59 per RSF (2025 Est.)

AVAILABLE SPACE

Suite 827
Dental Buildout
2,100 SF

Suite 833
Retail Buildout
1,400 SF

DEMOGRAPHICS



HOUSEHOLDS

1 MILE

6,820

3 MILES

26,158

5 MILES

69,531



POPULATION

1 MILE

15,929

3 MILES

67,190

5 MILES

182,207



AVERAGE HOUSEHOLD INCOME

1 MILE

\$94,737

3 MILES

\$92,585

5 MILES

\$80,764



MEDIAN AGE

1 MILE

33.1

3 MILES

33.3

5 MILES

33.3



BACHELOR'S DEGREE OR HIGHER

1 MILE

32%

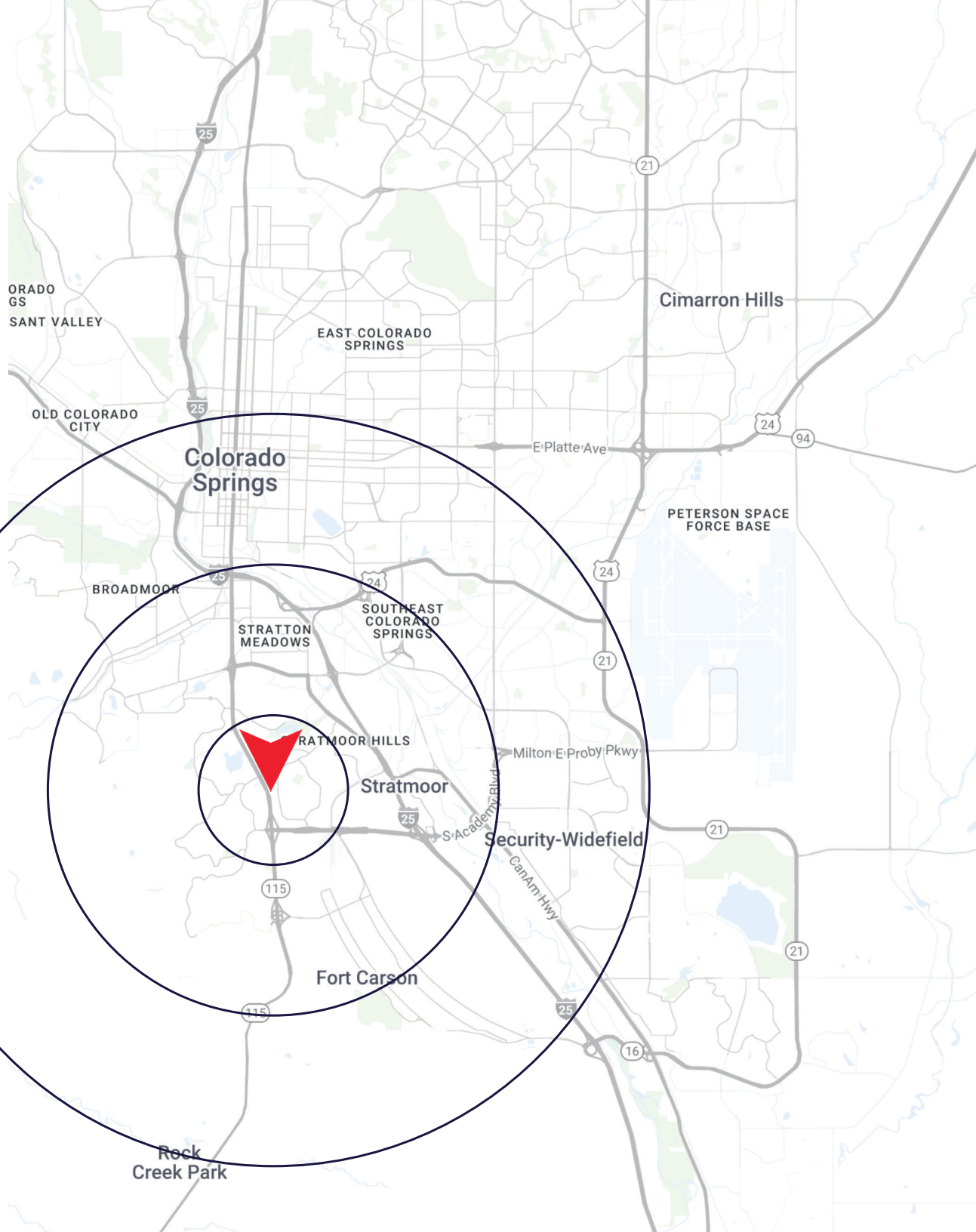
3 MILES

33%

5 MILES

27%





811-839 CHEYENNE MEADOWS RD. COLORADO SPRINGS, CO 80906



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**

DAN RODRIGUEZ

Sr Managing Director

O: +1 719 418 4068

dan@coscommercial.com

PATRICK KERSCHER

Sr Managing Director

O: +1 719 418 4065

patrick@coscommercial.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.