



# CHEYENNE MONTANA

NWC S ACADEMY BLVD & HIGHWAY 115 COLORADO SPRINGS, CO 80906

**SAFeway** ANCHORED SHOPPING CENTER



# CHEYENNE MONTANA SHOPPING CENTER



22,991 VPD

115

## PROPERTY HIGHLIGHTS



**\$15-25 PSF NNN**  
**LEASE RATE**



**\$13.06 PSF**  
**NNN EXPENSES (2025 EST.)**



**99,983 SF/8.32 AC**  
**SHOPPING CENTER SIZE**



### AVAILABLE SPACE

SUITE 6510B	<b>1,778 SF</b>	END-CAP	
SUITE 6510D	<b>1,250 SF</b>	UP TO 2,344 SF CONTIGUOUS	AVAILABLE 04/01/2026
SUITE 6512	<b>1,094 SF</b>		AVAILABLE 10/01/2025
SUITE 6530-103	<b>1,408 SF</b>		
SUITE 6530-109	<b>2,349 SF</b>	UP TO 3,920 SF CONTIGUOUS	
SUITE 6530-110	<b>1,571 SF</b>		
SUITE 6558	<b>1,800 SF</b>	END-CAP	







CUSHMAN &  
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### HOUSEHOLDS

1 MILE

6,169

3 MILES

21,460

5 MILES

60,592



### POPULATION

1 MILE

14,853

3 MILES

55,447

5 MILES

156,115



### AVERAGE HOUSEHOLD INCOME

1 MILE

\$102,848

3 MILES

\$91,178

5 MILES

\$78,192

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N.O.R.A.D.

