



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

CHEYENNE MONTANA

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

SAFEWAY ANCHORED SHOPPING CENTER

CHEYENNE MONTANA SHOPPING CENTER



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 **1,778 SF**

SUITE 6510C **2,660 SF**

SUITE 6510D **1,250 SF**

SUITE 6512 **1,094 SF**

SUITE 6530-103 **1,408 SF**

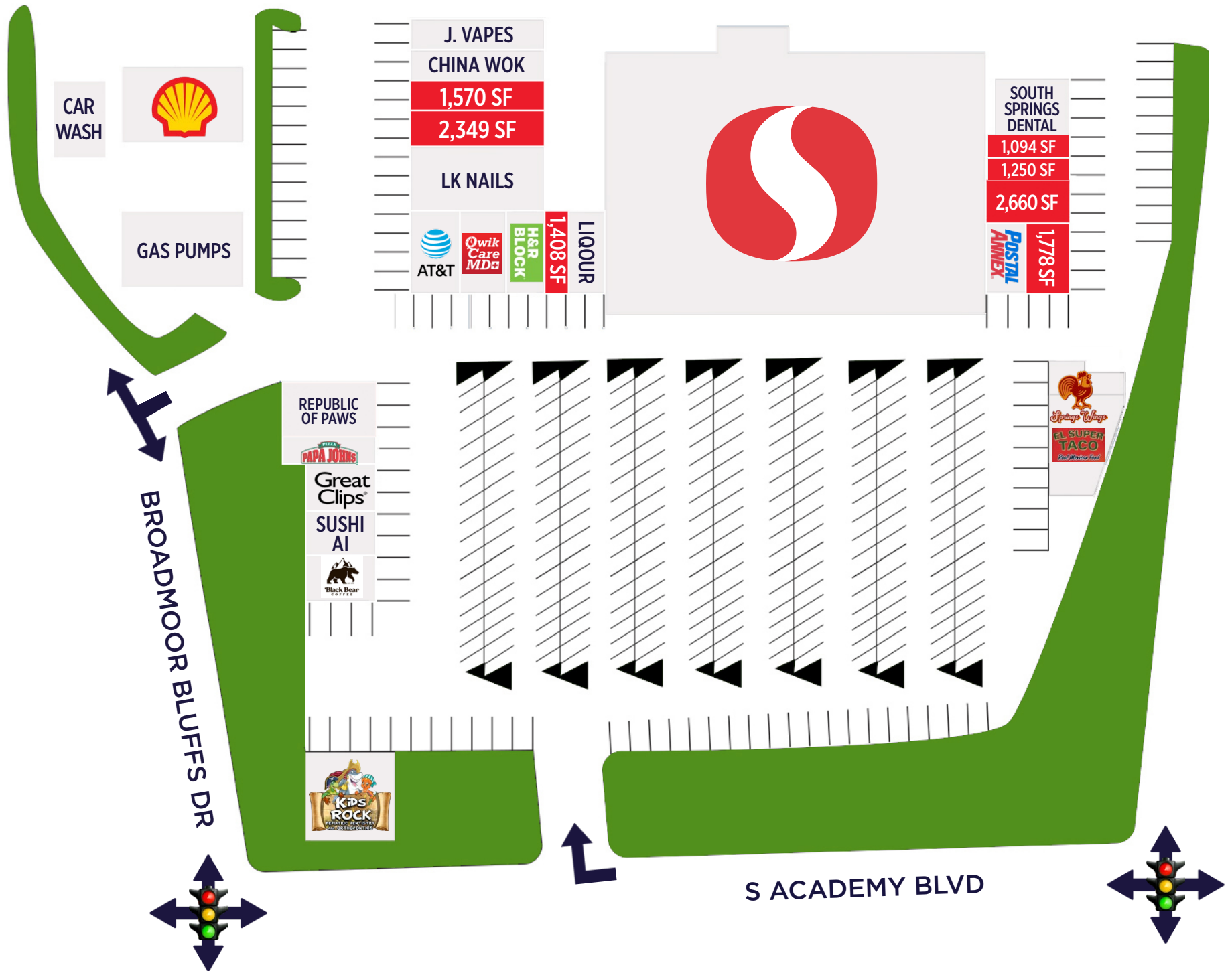
SUITE 6530-109 **2,349 SF**

SUITE 6530-110 **1,571 SF**

UP TO 6,782 SF
CONTIGUOUS

UP TO 3,920 SF
CONTIGUOUS

END-CAP





CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

PATRICK KERSCHER

Sr Managing Director

+1 719 418 4065

patrick@coscommercial.com



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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Total Fort Carson Population 74,814
Fort Carson provides a \$2.4B
regional economic impact annually