

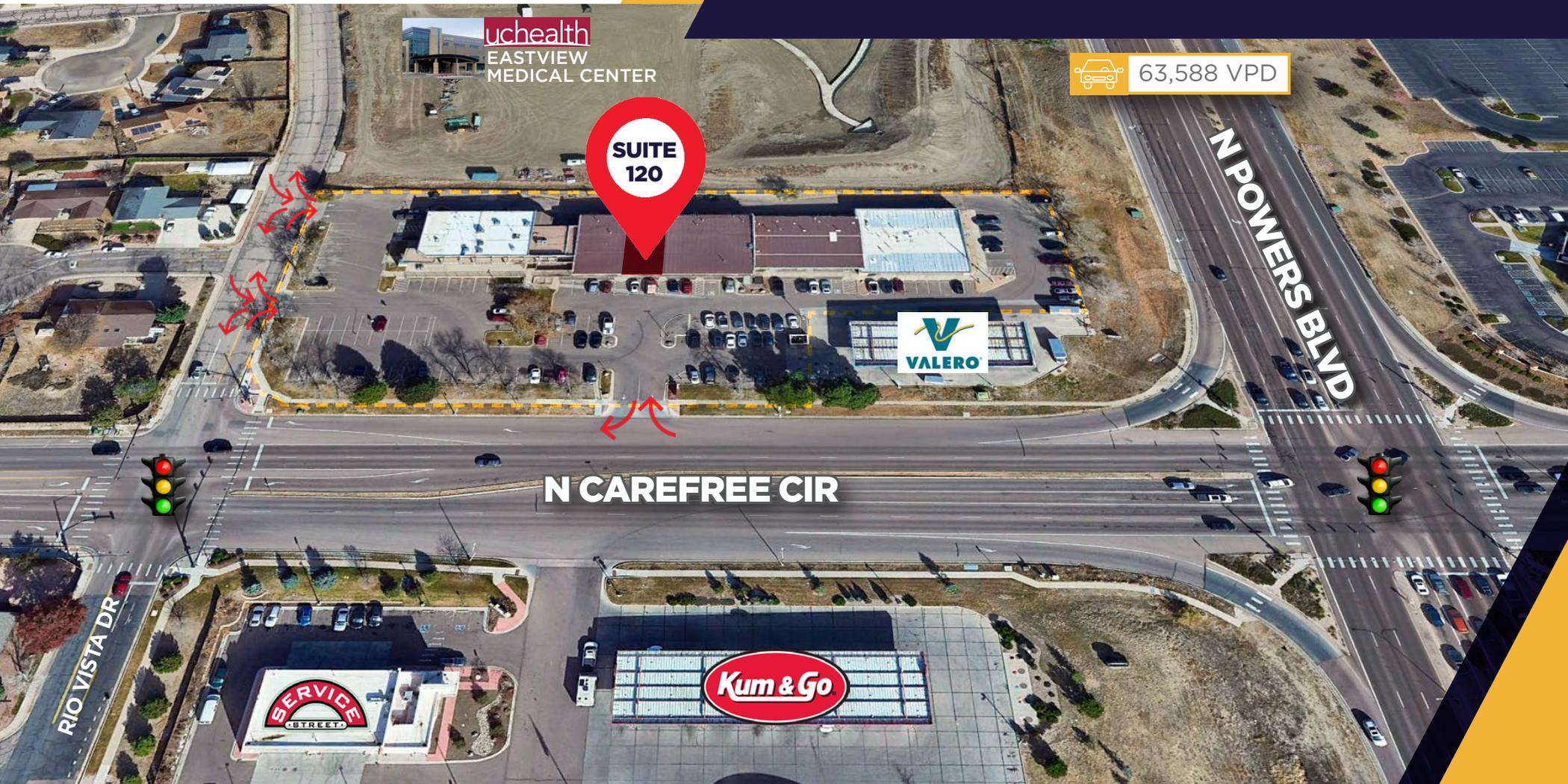
# CAREFREE POWERS CENTER



CUSHMAN &  
WAKEFIELD

Colorado Springs  
Commercial

5710-5780 N CAREFREE CIR.  
COLORADO SPRINGS, CO 80917



uhealth  
EASTVIEW  
MEDICAL CENTER

SUITE  
120

63,588 VPD



N CAREFREE CIR

N POWERS BLVD



RIO VISTA DR



# CAREFREE POWERS CENTER

Suite 120 at 5710 N Carefree Circle offers ±1,600 SF of highly functional retail space with convenient ground-floor access, providing seamless entry for clients and employees alike. Located just off the dynamic Powers Boulevard corridor, the property benefits from exceptional accessibility, strong surrounding demographics, and proximity to major retailers, restaurants, and neighborhood services.

Positioned within a well-maintained two-story building, the space offers professional appeal with efficient layout potential, 3:1,000 parking, and direct connectivity to one of Colorado Springs' most active commercial corridors. This is an ideal opportunity for medical, professional, or service-oriented users seeking visibility and convenience in a high-growth northeast submarket.



**BUILDING SIZE**  
33,168 SF



**AVAILABLE SPACE**  
Suite 120: ±1,600 SF



**LEASE RATE**  
\$24.00 per RSF NNN



**EXPENSES**  
\$7.23 PER RSF (2026 EST.)



**STORIES**  
2 (ADA ACCESSIBLE)



**YEAR BUILT**  
1988



**ZONING**  
PBC



**PARKING**  
3 PER 1,000 RSF

# DEMOGRAPHICS



## HOUSEHOLDS

1 MILE	3 MILES	5 MILES
5,589	47,232	102,130



## POPULATION

1 MILE	3 MILES	5 MILES
13,587	122,236	264,164



## AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$93,421	\$95,704	\$93,466

