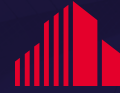


# UNION

# TOWN CENTER

8666-8850 N UNION BLVD COLORADO SPRINGS, CO 80920



CUSHMAN &  
WAKEFIELD

Colorado Springs  
Commercial

**RETAIL SPACE FOR LEASE**  
AT N UNION BLVD & RESEARCH PKWY



WELLS  
FARGO



POSTAL ANNEX  
YOUR HOME OFFICE

Summit  
CLEANERS

SUBWAY REKBOX

SAFEWAY



COLORADO  
Department of Revenue  
Division of Motor Vehicles

Sharetea



Great Clips

Pizza Time  
FRENCHIES

renew  
anchored dentures

Gerrity

# UNION

## TOWN CENTER

8666-8850 N UNION BLVD COLORADO SPRINGS, CO 80920

### RETAIL SPACE FOR LEASE

1,200-2,400 SF AVAILABLE

Union Town Center is a high-traffic retail destination strategically located at the northwest corner of Union Boulevard and Research Parkway—two of the most prominent arterial roads in Colorado Springs. Situated in the desirable Briargate neighborhood, the center benefits from excellent visibility, convenient access, and strong daily traffic counts of over 22,000 vehicles per day at the intersection.

Anchored by Safeway and surrounded by national brands including Walgreens, Wells Fargo, Subway, Taco Bell, and Pizza Hut, Union Town Center offers a dynamic tenant mix that draws consistent foot traffic. The property is supported by exceptional demographics, with an average household income exceeding \$125,000 within a 3-mile radius and a population of over 85,000. Ample parking and multiple access points further enhance the convenience and appeal for both customers and tenants.



# SITE PLAN

## UNION TOWN CENTER



RESEARCH PKWY



N UNION BLVD



SUMMERHILL DR

WELLS FARGO

Summit CLEANERS

Pizza Time  
Frenchies.  
renew  
anchored dentures

#103  
1,200 SF  
#102  
1,200 SF

NAP

SAFeway

Torrey Pines  
YoYo's Gurt  
NAPA Auto Service  
COLORADO  
Department of Revenue  
Pizza Hut  
Sharetea  
Alpha Legion  
Jiu Jitsu  
Great Clips  
Bevel & Gold  
DBH Chiropractic  
The Greek Cafe

Wegmans

TACO BELL

K

POSTAL ANNEX

Concert Dance Conservatory

Playless Wine & Spirits

CVS PHARMACY

REKBOX

Just for You Nails & Spa

Styler's Thrift

blended

Lightbox

Starbucks

NAP

# AVAILABLE SPACE

## UNION TOWN CENTER

### #102



AVAILABLE SPACE  
**1,200 RSF**



LEASE RATE (IN-LINE)  
**\$26.00 per RSF NNN**



OPERATING EXPENSES  
**\$12.30 per RSF** (2025 Est.)



[CLICK HERE  
TO VIEW  
FLOORPLAN](#)



[CLICK HERE  
TO VIEW  
3D TOUR](#)

### #103



AVAILABLE SPACE  
**1,200 RSF**



LEASE RATE (IN-LINE)  
**\$26.00 per RSF NNN**



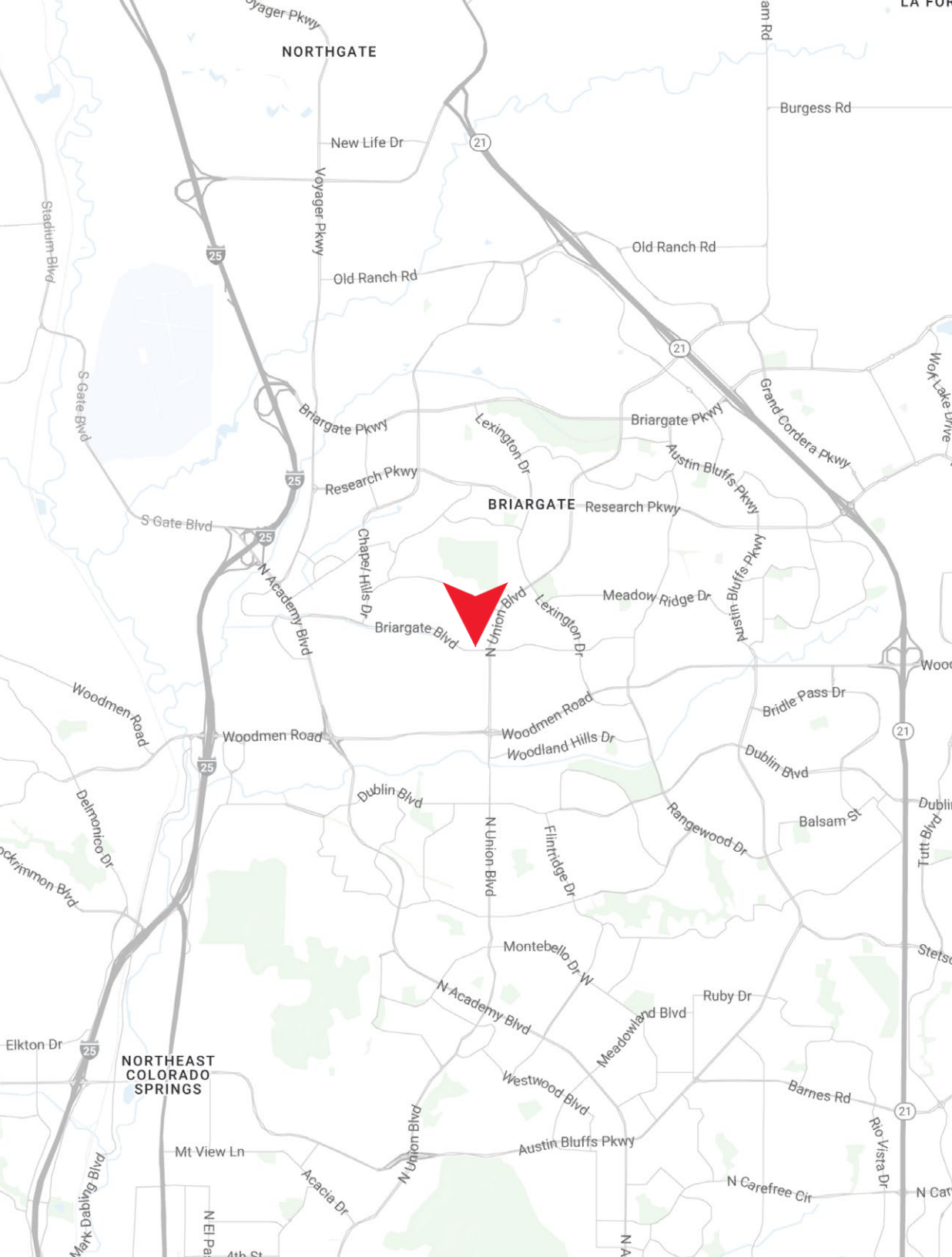
OPERATING EXPENSES  
**\$12.30 per RSF** (2025 Est.)



[CLICK HERE  
TO VIEW  
FLOORPLAN](#)



[CLICK HERE  
TO VIEW  
3D TOUR](#)



# DEMOGRAPHICS



## 2024 HOUSEHOLDS

1 MILE	3 MILES	5 MILES
4,557	16,421	32,364



## 2024 POPULATION

1 MILE	3 MILES	5 MILES
12,898	45,254	88,357



## AVG. HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$131,468	\$128,309	\$124,773



**CUSHMAN & WAKEFIELD**

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