



**CUSHMAN & WAKEFIELD**

**Colorado Springs Commercial**

# WOODMEN VALLEY SHOPPING CENTER

6902-6988 NORTH ACADEMY BLVD, COLORADO SPRINGS, CO 80920

KING SOOPERS ANCHORED CENTER

**SPACE FOR LEASE AT ONE OF COLORADO SPRINGS' STRONGEST RETAIL CORNERS**



#	TENANT	SF	#	TENANT	SF
6902	SCALES N TAILS		6936	WOODMEN SMOKE & VAPE	
6904	SIGN OF THE ROSE FLORIST		6934	WV SHOE REPAIR	
6906	100% CHIROPRACTIC		6938	HONG KONG RESTAURANT	
6908	STONE INTERNATIONAL		6940	CONSUMER CELLULAR	
6910	THE ART OF FADEZ		6942	GRAZE CRAZE	
6912	UBREAKIFIX		6944	YOUR CBD STORE	
6920	COSMOPROF		6946	NAIL SALON	
6922	COSMOPROF		6946-A	ONCE UPON A CHILD	
6930	KING SOOPERS		6948	ONCE UPON A CHILD	
<b>6932</b>	<b>AVAILABLE</b>	<b>3,892</b>	6950	HOBBY LOBBY	

## PROPERTY DETAILS



**LEASE RATE**  
Contact Broker



**OPERATING EXPENSES**  
\$3.75/PSF (2025 Est)

## ESTIMATED DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	8,640	85,623	222,644
HOUSEHOLDS	3,798	33,882	87,637
AVERAGE HH INCOME	\$88,359	\$101,699	\$101,827



**HIGHLIGHTS**

- Prime location at the high-traffic intersection of Academy Blvd and Woodmen Rd, situated in the heart of the area’s main shopping district.
- Anchored by well-known retailers, King Soopers and Hobby Lobby.
- Bustling shopping center featuring three convenient entrance and exit points, complemented by breathtaking mountain views.



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