



Westwind MARKETPLACE

SEC GARDEN OF THE GODS RD. & CENTENNIAL BLVD. COLORADO SPRINGS, CO 80907

RETAIL SPACE FOR LEASE IN GROCERY ANCHORED CENTER

PREDOMINATE WESTSIDE
LOCATION ANCHORED BY



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Join a thriving retail lineup at **Westwind Marketplace**, a Safeway-anchored center at the bustling intersection of Centennial Blvd and Garden of the Gods Rd. This vibrant northwest location offers excellent visibility, strong national co-tenancy, and easy access to major residential neighborhoods and employers—perfect for retailers and service providers seeking a high-traffic setting with exceptional demographics.

HIGHLIGHTS

- Prime northwest location near Garden of the Gods corridor
- Strong daily traffic and convenient signalized access off Centennial Blvd
- Attractive architecture with recent exterior upgrades and abundant parking
- Surrounded by affluent residential neighborhoods and major employers



SHOPPING CENTER SIZE
102,396 SF



ZONING
MX-M P



BUILDING SIGNAGE
AVAILABLE



PARKING RATIO
7:1,000 RSF



LEASE RATE (IN-LINE)
\$25.00-27.00 per RSF NNN



OPERATING EXPENSES
\$9.00 per RSF (2026 Est.)

AVAILABLE SPACE

Suite 4327: **1,311 SF**



Suite 4329: **1,706 SF**



Suite 4331: **1,276 SF**



Suite 4335: **1,160 SF**



Suite 4337: **1,582 SF**





TENANT MIX

SUITE	TENANT	SUITE	TENANT
4201	ACE HARDWARE	4335	AVAILABLE 1,160 SF
4209	THRIVE HEALTH SYSTEMS	4337	AVAILABLE 1,582 SF
4211	KARATE	4405	SAFeway
4315	WALGREENS	4417	NAIL SPA
4319	VERIZON	4419	PAK MAIL
4325	EINSTEIN BROS.	4421	H&R BLOCK
4327	AVAILABLE 1,311 SF	4423	DON TURI'S
4329	AVAILABLE 1,706 SF	4427	TOBACCO SHOP
4331	AVAILABLE 1,276 SF	4431	92 CHICKEN
4333	LIQUOR	4435	RAMEN



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ESTIMATED DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	6,919	57,876	159,048
AVG. HOUSEHOLD INCOME	\$92,601	\$98,503	\$94,743
DAYTIME EMPLOYEES	9,912	41,219	118,093



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