



CHEYENNE MONTANA

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

SAFEWAY ANCHORED SHOPPING CENTER



22,991 VPD



CHEYENNE MONTANA SHOPPING CENTER

PROPERTY HIGHLIGHTS



\$18-25 PSF NNN
LEASE RATE



\$13.06 PSF
NNN EXPENSES (2026 EST.)



99,983 SF/8.32 AC
SHOPPING CENTER SIZE



CHEYENNE MONTANA

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

SAFeway ANCHORED SHOPPING CENTER



AVAILABLE SPACE

SUITE 6530-103	1,408 SF
SUITE 6530-108	2,700 SF
SUITE 6530-109	2,349 SF
SUITE 6530-110	1,571 SF

UP TO 6,620 SF
CONTIGUOUS

PATRICK KERSCHER
 Sr Managing Director
 +1 719 418 4065
 patrick@coscommercial.com



HOUSEHOLDS

1 MILE	3 MILES	5 MILES
6,169	21,460	60,592



POPULATION

1 MILE	3 MILES	5 MILES
14,853	55,447	156,115



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$102,848	\$91,178	\$78,192

FORT CARSON
 THE MOUNTAIN POST

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



©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.