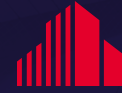


UNION

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



Gerrity

WELLS
FARGO



POSTAL ANNEX
YOUR HOME OFFICE

SUBWAY REKBOX

Summit
CLEANERS

SAFEGWAY



COLORADO
Department of Revenue
Division of Motor Vehicles

Sharetea



Great Clips

Pizza Time
FRENCHIES

renew
anchored dentures

UNION

TOWN CENTER

8666-8850 N UNION BLVD COLORADO SPRINGS, CO 80920

RETAIL SPACE FOR LEASE

1,200 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



POSTAL ANNEX

Smoke Shop

Concert Dance Conservatory

Playless Wine & Spirits

POSTAL ANNEX

REKBOX

Just for You Nails & Spa

Seniors Thrift

blended

Lightbox

#102
1,200 SF

NAP



SUMMERHILL DR



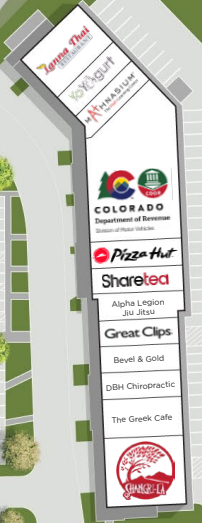
WELLS FARGO



NAP

Pizza Time

Frenchies



N UNION BLVD



AVAILABLE SPACE

UNION TOWN CENTER

#102



AVAILABLE SPACE
1,200 RSF



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



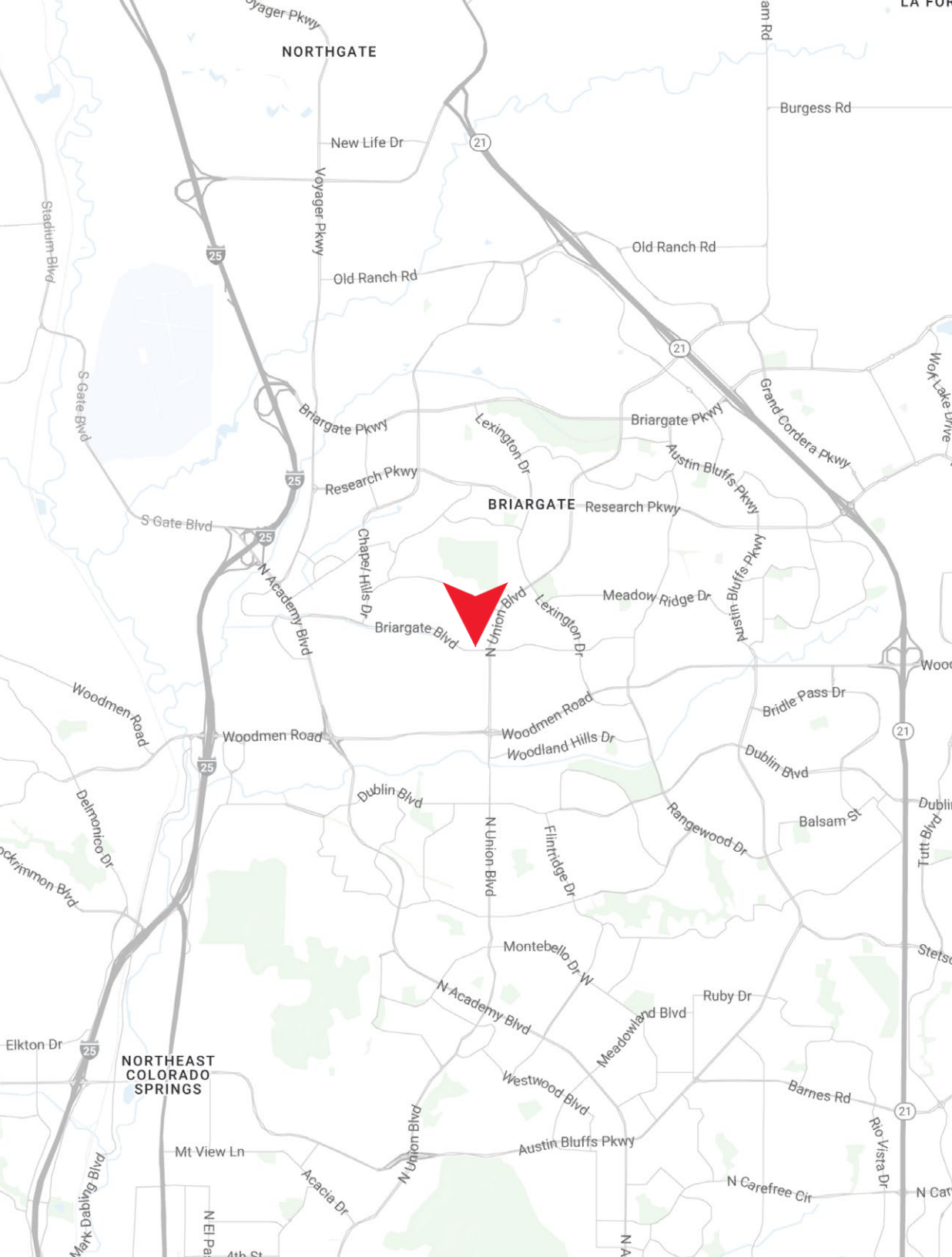
OPERATING EXPENSES
\$12.30 per RSF (2025 Est.)



[CLICK HERE
TO VIEW
FLOORPLAN](#)



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



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**

**Colorado Springs
Commercial**

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