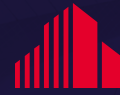


UNION TOWN CENTER

8666-8850 N UNION BLVD COLORADO SPRINGS, CO 80920



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

RETAIL SPACE FOR LEASE
AT N UNION BLVD & RESEARCH PKWY



UNION TOWN CENTER

8666-8850 N UNION BLVD COLORADO SPRINGS, CO 80920

RETAIL SPACE FOR LEASE
1,200-8,309 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



AVAILABLE SPACE

#100



AVAILABLE SPACE
5,909 RSF (DIVISIBLE)



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



OPERATING EXPENSES
\$12.30 per RSF (2026 Est.)



#101



AVAILABLE SPACE
1,200 RSF



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



OPERATING EXPENSES
\$12.30 per RSF (2026 Est.)



#102



AVAILABLE SPACE
1,200 RSF



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



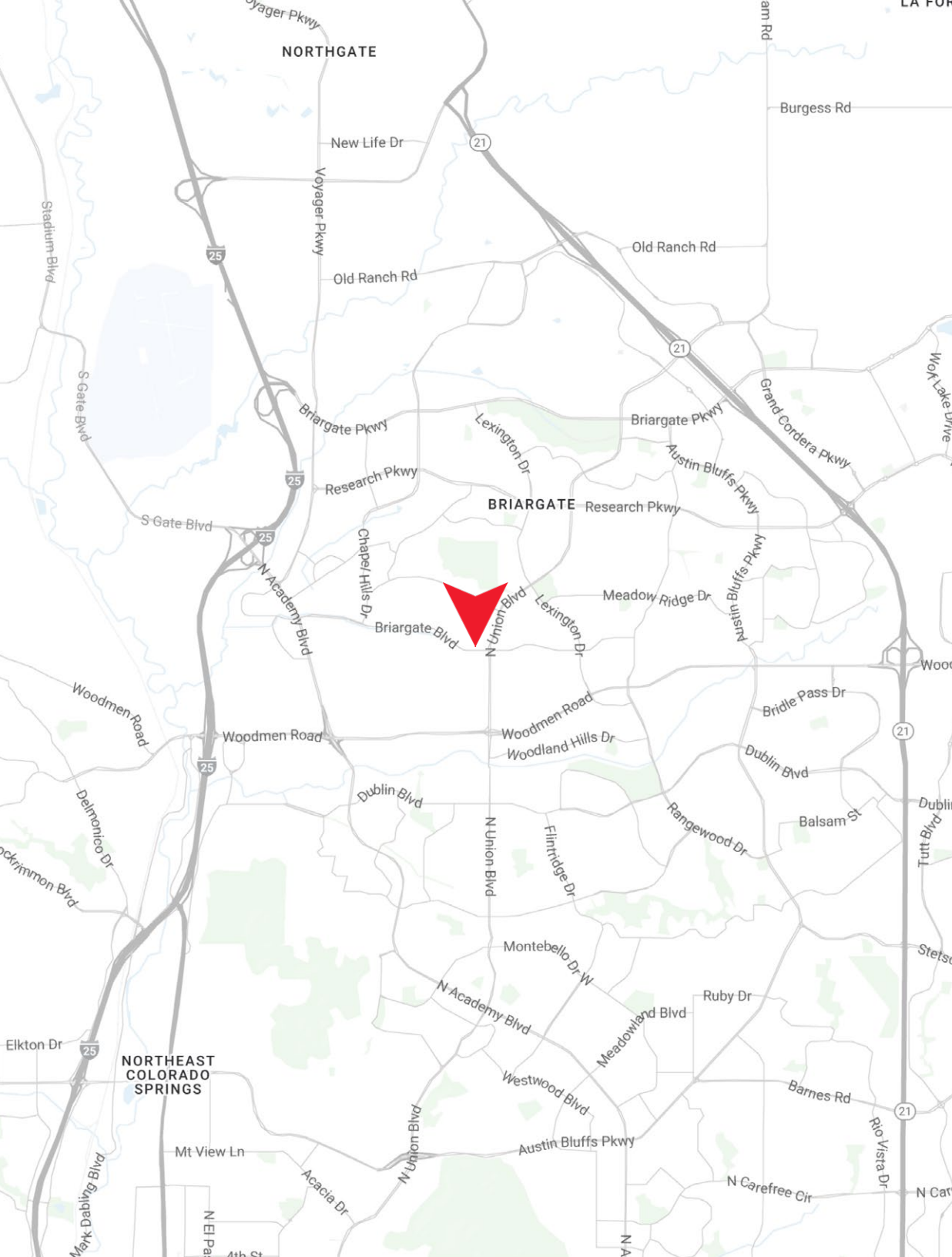
OPERATING EXPENSES
\$12.30 per RSF (2026 Est.)



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
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