

FOR LEASE

# Westwind Marketplace

GARDEN OF THE GODS ROAD/CENTENNIAL BOULEVARD, COLORADO SPRINGS, CO 80919

RETAIL



## SPACE AVAILABLE

### PREDOMINATE WEST SIDE LOCATION

- + Located at Westwind Marketplace along the established Garden of the Gods corridor in northwest Colorado Springs
- + Anchored by Safeway, Starbucks, Walgreens, FirstBank, Ace Hardware and Verizon
- + Easily accessible at the intersection of Garden of the Gods Road and Centennial Boulevard

### Property Details

|                 |   |
|-----------------|---|
| Available       | Suite 4337 - 1,582 SF<br>(Fitness Facility) Suite 4427 - 2,984 SF |
| Lease Rate      | \$19.00-\$22.00/SF  |
| NNN (2018 Est.) | \$7.45/SF   |

### 2017 Estimated Demographics

|                          | 1 mile   | 3 miles  | 5 miles  |
|--------------------------|----------|----------|----------|
| Population               | 7,176    | 57,349   | 155,144  |
| Average Household Income | \$88,858 | \$87,354 | \$79,125 |
| Daytime Employees        | 10,104   | 46,012   | 126,882  |

### Traffic Counts

|  |        |
|--|--------|
| Centennial Boulevard at West Garden of the Gods Road | 29,091 |
| West Garden of the Gods Road at Centennial Boulevard | 49,579 |

AVAILABLE

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| #    | Tenant           | SF | #  | Tenant       | SF           |
|------|------------------|----|--|--------------|--------------|
| 4201 | Ace Hardware     |    | 4335                                     | Great Clips  |              |
| 4209 | Physical Therapy |    | <b>4337 AVAILABLE</b>                    |              | <b>1,582</b> |
| 4211 | Karate           |    | 4405                                     | Safeway      |              |
| 4315 | Walgreens        |    | 4417                                     | Nail Spa     |              |
| 4319 | Verizon          |    | 4419                                     | Pak Mail     |              |
| 4325 | Einstein Bros.   |    | 4421                                     | H&R Block    |              |
| 4327 | GNC              |    | 4423                                     | Crazy Otto's |              |
| 4329 | Perfect Teeth    |    | <b>4427 AVAILABLE (Fitness Facility)</b> |              | <b>2,984</b> |
| 4331 | Pizza Hut        |    | 4431                                     | Ramen        |              |
| 4333 | Liquor           |    | 4435                                     | Subway       |              |

## Located near:

- + New St. Francis Hospital Campus
- + Keysight Technologies
- + El Paso County Offices



## CONTACT

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