

FOR LEASE

# Westwind Marketplace

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

RETAIL

ONLY ONE SPACE LEFT FOR LEASE!



## 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
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</b>	<b>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		4427	Good Stuff Fitness	
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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