

# RETAIL FOR LEASE

Centennial West  
4101-4175 Centennial Boulevard  
Colorado Springs, CO 80907



## COMMERCIAL PADS FOR SALE



Centennial West Shopping Center is located along the established Centennial Blvd corridor in northwest Colorado Springs. Join Bird Dog BBQ and Infiniti's Hair Salon at this easily accessible center near the southeast corner of Garden of the Gods Rd and Centennial Blvd. Platted pad sites are available as well. Both benefit from excellent exposure to Centennial Blvd as well as the area's influx of new jobs.

### SHOPPING CENTER FEATURES

<b>AVAILABLE FOR LEASE</b>	8,050 RSF
<b>LEASE RATE</b>	\$12.00-\$16.00 psf
<b>OPERATING EXPENSES</b>	\$4.47 PSF (2017 estimate)
<b>YEAR BUILT</b>	1985
<b>PAD SITES FOR SALE</b>	Site A: 0.856 acres \$10.00 PSF Site B: 1.541 acres \$9.00 PSF

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>Est. 2016 Population</b>	6,144	57,712	156,075
<b>Avg. HH Income</b>	\$70,842	\$72,019	\$67,500
<b>Median HH Income</b>	\$50,733	\$50,562	\$47,204

### TRAFFIC COUNTS

<b>Centennial Blvd.</b>	23,000 vpd
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**For more information, please contact:**

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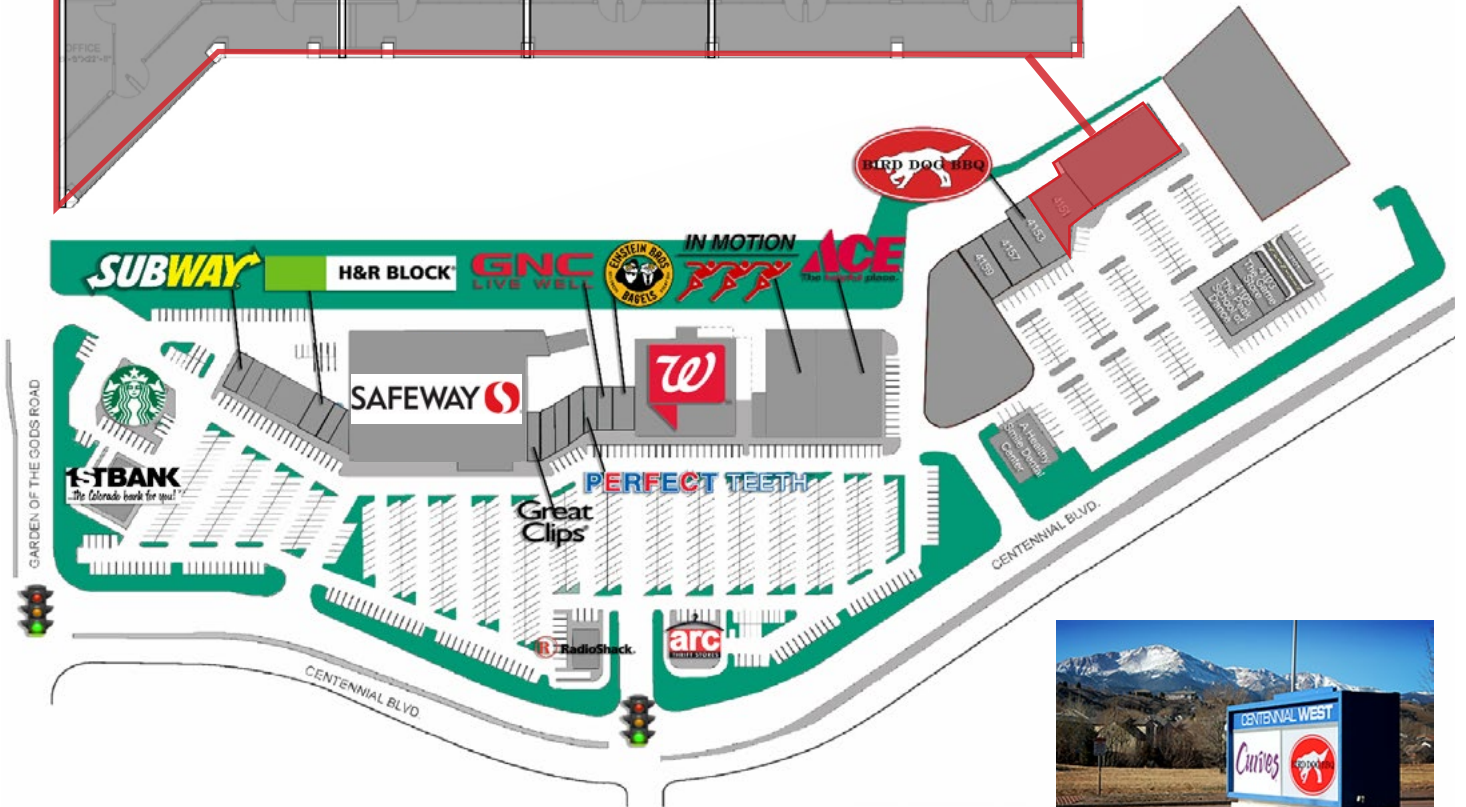
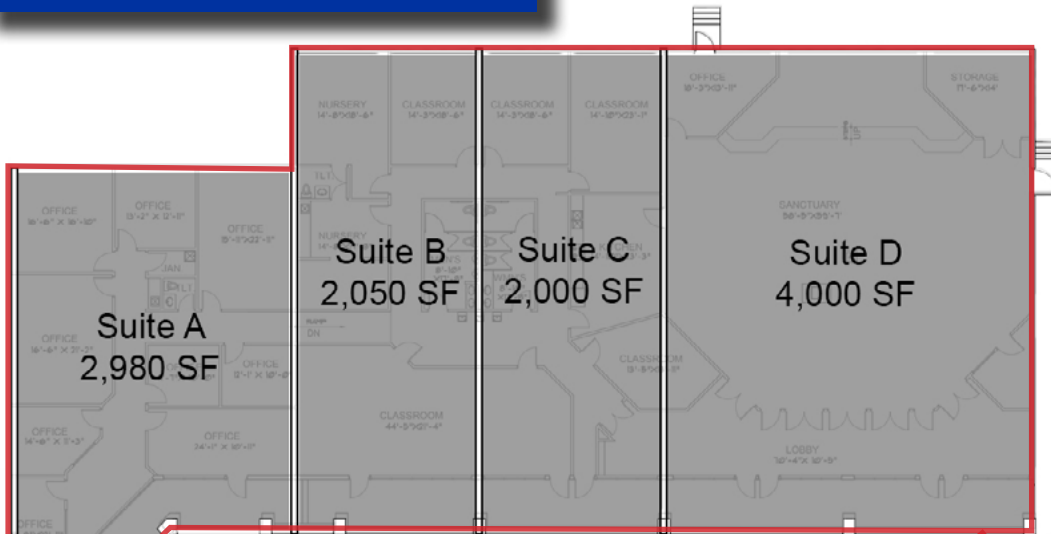
[www.COREcommbc.com](http://www.COREcommbc.com)

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