

## FOR LEASE

Safeway Marketplace East  
2828-3080 North Powers Boulevard  
Colorado Springs, CO 80915

**CORE**  
COMMERCIAL

## RETAIL



Now leasing inline retail space at the northwest corner of Powers Boulevard and Constitution Avenue. The center is anchored by Safeway and Kohl's. Michael's, Petco, Catherine's, and T-Mobile further strengthen the tenant mix and provide consistent foot traffic. The center is located along the fastest growing retail corridor in Colorado Springs and offers excellent visibility and access.

### SHOPPING CENTER FEATURES

<b>CENTER SIZE</b>	226,989 SF
<b>AVAILABLE SPACE</b>	1,100 - 2,600 SF
<b>LEASE RATE</b>	\$24.00 - 26.00 PSF
<b>EST EXPENSES</b>	\$6.12 PSF (2018 est.)
<b>ZONING</b>	PBC/AO

Site  
Anchored  
By:

**SAFEGWAY**  
**KOHL'S**

### Demographics

	1 Mile	3 Miles	5 Miles
<b>Est. 2016 Population</b>	13,797	96,119	216,548
<b>Avg. HH Income</b>	\$65,062	\$56,492	\$53,511
<b>Median HH Income</b>	\$60,687	\$50,723	\$47,510



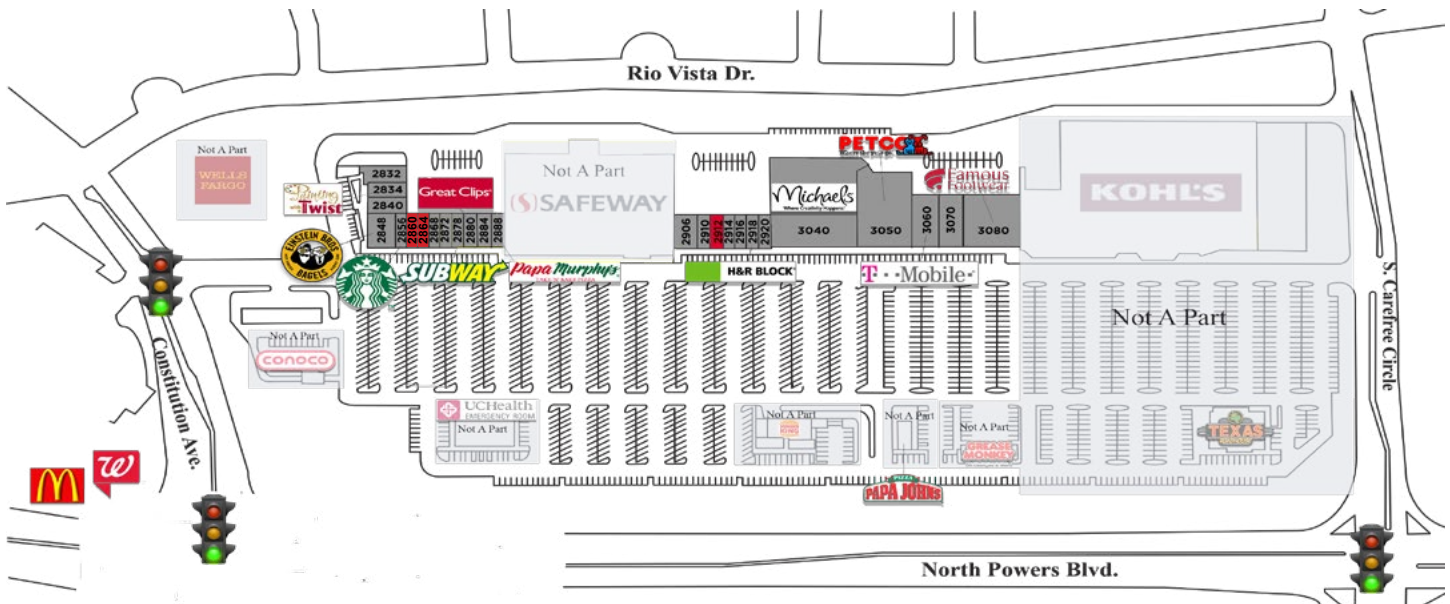
**For more information, please contact:**

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**www.COREcommbc.com**

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Suite	Tenant	SF	Suite	Tenant	SF
2832	Helen's Nails		2906	J&K Liquors	
2834	Painting with a Twist		2910	UPS Store	
2836	Tiger Rock Martial Arts		<b>2912</b>	<b>AVAILABLE</b>	<b>1,500</b>
2848	Einstein Bagels		2914	Farmer's Insurance	
2856	Starbucks		2916	Wildflower Florist	
<b>2860</b>	<b>AVAILABLE</b>	<b>1,100</b>	2918	H&R Block	
<b>2864</b>	<b>AVAILABLE</b>	<b>1,300</b>	2920	Marketplace Cleaners	
2868-2872	Guitar Center		3040	Michael's	
2878	Subway		3050	Petco	
2880	Great Clips		3060	T-Mobile	
2884	Vapor Source		3070	Catherine's	
2888	Papa Murphy's		3080	Famous Footwear	

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**Population (2016): 219,780**  
 Population (2021 est.): 232,518

**Average HH Income (2016): \$84,574**  
 Average HH Income (2021 est.): \$93,068

**Traffic Count (Powers Blvd): 73,900 vpd**

**Logos shown on map:** KING Soopers, ChangeTheory, Banfield, Ruby Tuesday, Hobby Lobby, Starbucks, Sierra, Old Navy, Mardel, Target, Payless, Red Robin, JO-ANN, OfficeMax, Ross, TJ-maxx, JCPenney, Red Lobster, Tucanos, Whole Foods, Old Chicago, Dick's, Cinemark, Best Buy, Panera, Ulta, Lowe's, Big Lots, World Market, Staples, TCF, Outback, HuHot, Planet Fitness, Bubba's, Big 5, RadioShack, Powers Liquor Mart, Big Tires, Fresh Comics, GameStop, Cost Cutters, Del Taco, Brakes Plus, Navy, Walmart, Auto Zone, Subway, TACO BELL, Michaels, UCHealth, Famous Footwear, PAPA JOHN'S, Walgreens, McDonald's, KOHL'S, Safeway, Twisted, Jiffy Lube, World's Finest, Texas, World's Finest, Twisted, Jiffy Lube, Walgreens, McDonald's.



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