

CUSHMAN &  
WAKEFIELD

Colorado Springs  
Commercial

KING  
*Scoopers*

#3266  
1,365 SF

1,365 SF AVAILABLE

# GRANDVIEW MARKETPLACE

📍 3230-3274 CENTENNIAL BLVD. COLORADO SPRINGS, CO 80907



**GRANDVIEW MARKETPLACE** IS LOCATED AT THE HIGHLY VISIBLE NORTHWEST CORNER OF CENTENNIAL BLVD AND FILLMORE ST. THE CENTER, BUILT IN 2004, OFFERS A GREAT TENANT MIX AND IS ANCHORED BY **KING SOOPERS**. IT IS LOCATED NEAR THE NEW VA HOSPITAL WITH CONVENIENT ACCESS TO I-25, GARDEN OF THE GODS RD AND CENTENNIAL BLVD.





# GRANDVIEW MARKETPLACE

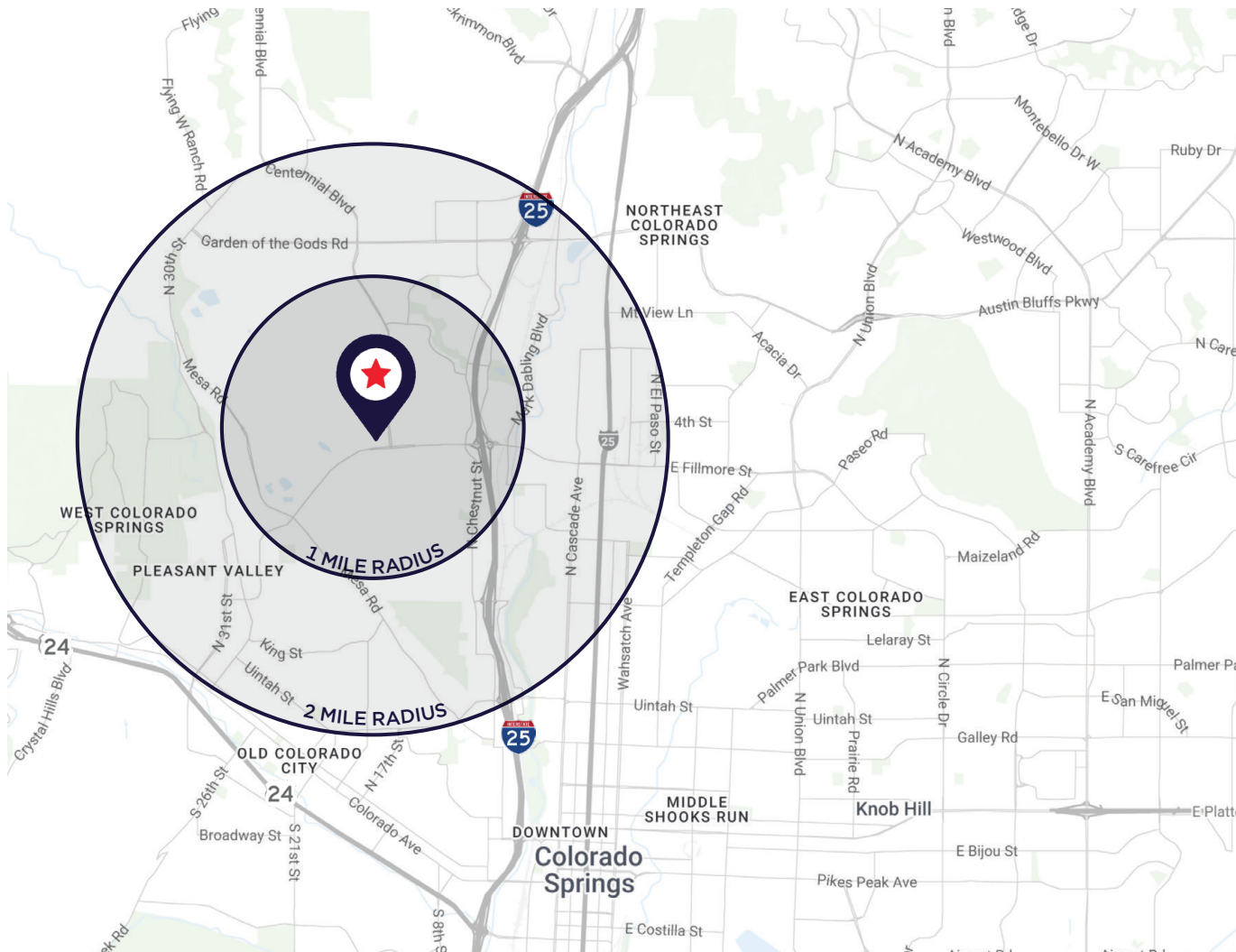
3230-3274 CENTENNIAL BLVD. COLORADO SPRINGS, CO 80907

**LEASE RATE: \$26.00 PER RSF NNN**

**EXPENSES: \$12.46 PER RSF (2025 EST.)**

#	TENANT	SF	#	TENANT	SF
3230	DRIP QUEEN COFFEE	1,504	3262	SUPERCUTS	1,400
3232	T-MOBILE	1,401	3264	WORLD OF SOURDOUGH	1,365
3236	COLORADO DENTAL GROUP	3,039	<b>3266 AVAILABLE</b>		<b>1,365</b>
3240	LEBOWSKI TAPROOM	2,108	3268	FUSION NAILS	1,400
3242	HEART OF JERUSALEM	1,145	3270	FURRY FRIENDS	1,400
3244	AT&T	1,412	3272	VAPE WORLD	1,400
3246	THE UPS STORE	1,278	3276	JUN JAPANESE RESTAURANT	2,800
3260	STEINS & VINES - LIQUOR	4,000			





**Colorado Springs  
Commercial**

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## DEMOGRAPHICS

**7,347**  
2024 POPULATION  
within 1 mile

**3,449**  
2024 HOUSEHOLDS  
within 1 mile

**\$88,017**  
AVG. HOUSEHOLD INCOME  
within 1 mile

**27,458**  
2024 POPULATION  
within 2 miles

**12,844**  
2024 HOUSEHOLDS  
within 2 miles

**\$86,736**  
AVG. HOUSEHOLD INCOME  
within 2 miles