



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**

WOODMEN VALLEY

6902-6988 NORTH ACADEMY BLVD, COLORADO SPRINGS, CO 80920

SHOPPING CENTER

KING SOOPERS ANCHORED CENTER

SPACE FOR LEASE AT ONE OF COLORADO SPRINGS' STRONGEST RETAIL CORNERS



#	TENANT	SF	#	TENANT	SF
6902	SCALES N TAILS	6936	AVAILABLE	640	
6904	SIGN OF THE ROSE FLORIST	6934	WV SHOE REPAIR		
6906	100% CHIROPRACTIC	6938	HONG KONG RESTAURANT		
6908	STONE INTERNATIONAL	6940	CONSUMER CELLULAR		
6910	THE ART OF FADEZ	6942	GRAZE CRAZE		
6912	UBREAKIFIX	6944	YOUR CBD STORE		
6920	COSMOPROF	6946	NAIL SALON		
6922	COSMOPROF	6946-A	ONCE UPON A CHILD		
6930	KING SOOPERS	6948	ONCE UPON A CHILD		
6932	AVAILABLE	3,892	6950	HOBBY LOBBY	

PROPERTY DETAILS



LEASE RATE
\$24.00/PSF



OPERATING EXPENSES
\$3.75/PSF (2025 Est)

ESTIMATED DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	8,640	85,623	222,644
HOUSEHOLDS	3,798	33,882	87,637
AVERAGE HH INCOME	\$88,359	\$101,699	\$101,827



HIGHLIGHTS

- Prime location at the high-traffic intersection of Academy Blvd and Woodmen Rd, situated in the heart of the area's main shopping district.
- Anchored by well-known retailers, King Soopers and Hobby Lobby.
- Bustling shopping center featuring three convenient entrance and exit points, complemented by breathtaking mountain views.



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