



Colorado Springs
Commercial

GROCERY ANCHORED SHOPPING CENTER

RETAIL SPACE FOR LEASE 1,400-2,100 SF




CHEYENNE MEADOWS

811-839 CHEYENNE MEADOWS RD. COLORADO SPRINGS, CO 80906



32,192 VPD

HWY 115 • 33,358 VPD

CHEYENNE MEADOWS RD

#833
1,400 SF

#827
2,100 SF

WESTMEADOW DR • 18,581 VPD



#827
2,100 SF

#833
1,400 SF

KING Soopers
3,900 Avg. Daily Visits

DICKEY'S
BARBECUE PIT

NOT A PART
TIRE WORLD

NOT A PART
STARBUCKS

NOT A PART
KinderCare
LEARNING CENTERS

Potential Pad Site
.30 AC

Potential Pad Site
.20 AC

NOT A PART
ROCKY MOUNTAIN BANK & TRUST

NOT A PART
TACO BELL

NOT A PART
Advance Auto Parts

NOT A PART
VALERO



CHEYENNE MEADOWS

GROCERY ANCHORED SHOPPING CENTER RETAIL SPACE FOR LEASE

811-839 CHEYENNE MEADOWS RD. COLORADO SPRINGS, CO 80906

P PARKING RATIO
4.39:1,000 RSF

SIGN BUILDING SIGNAGE
AVAILABLE

\$ LEASE RATE (IN-LINE)
\$30.00 per RSF NNN

Z ZONING
MX-M

SHOPPING CENTER SIZE
133,111 SF

\$ OPERATING EXPENSES
\$5.59 per RSF (2025 Est.)

AVAILABLE SPACE

Suite 827
Dental Buildout
2,100 SF

Suite 833
Retail Buildout
1,400 SF

DEMOGRAPHICS



HOUSEHOLDS

1 MILE	3 MILES	5 MILES
6,820	26,158	69,531



POPULATION

1 MILE	3 MILES	5 MILES
15,929	67,190	182,207



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$94,737	\$92,585	\$80,764



MEDIAN AGE

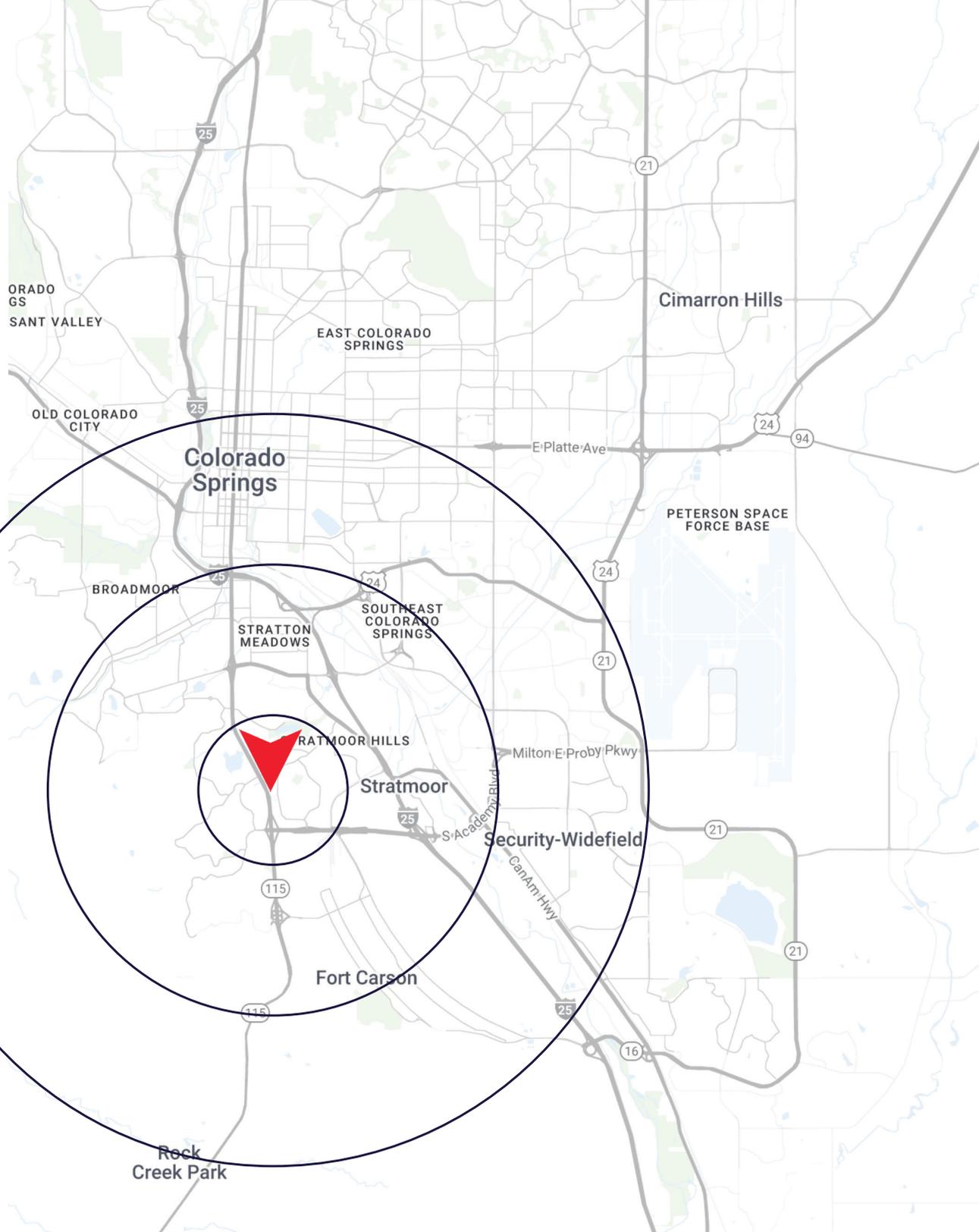
1 MILE	3 MILES	5 MILES
33.1	33.3	33.3



BACHELOR'S DEGREE OR HIGHER

1 MILE	3 MILES	5 MILES
32%	33%	27%





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CUSHMAN & WAKEFIELD

Colorado Springs Commercial

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