

## **FOR LEASE**

## Red Rock Canyon Center

3103-3163 W. Colorado Avenue Colorado Springs, CO 80904



## **Lease and Expense Rate: Contact Broker** 2,200 - 6,034 SF Available

#### **Property Features:**

- Strong up and coming trade area
- Street front retail with excellent visibility
- Safeway anchor in the adjacent center
- High traffic counts between Colorado Ave. and 31st St.
- Proximal to many national tenants: Subway, McDonald's, Starbucks, Wells Fargo and Rudy's

#### Co-Tenants:













For more information, please contact:

#### **ERIC DIESCH**

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**Senior Advisor** 

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### **Area Demographics:**



Population

1 mile

3 mile

5 mile

8.574

54,192

133.966





1 mile 4.102 3 mile 24,014 59.559 5 mile



Average HH Income

1 mile \$73,606 3 mile \$72,264 \$69.817 5 mile

Pinnacle Real Estate Advisors, LLC 1 Broadway #A300, Denver, CO 80203 303.962.9555 | www.PinnacleREA.com

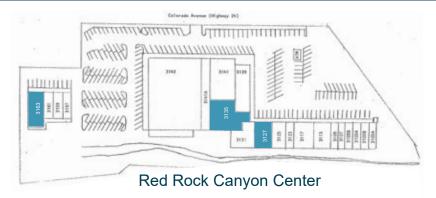


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Colorado Springs, CO 80904

	UNIT	TENANT	SIZE
	3103A	Trail's End Tap Room	2,100 SF
	3103B	Trailz Taproom	1,050 SF
	3105A	Trailz Taproom	1,050 SF
	3105B	Papa Murphy's Pizza	1,050 SF
	3107	The UPS Store	1,050 SF
	3109	Red Rock Nails	1,050 SF
	3113	Lucas Castille, DDS	2,210 SF
	3117	Nara Sushi & Grill	3,150 SF
	3123	Metro PCS	870 SF
	3125	OCC Laundry	1,400 SF
	3127	VACANT	2,200 SF
	3131	Routes Outfitters	3,370 SF
	3135	VACANT	6,034 SF
	3139	Red Rock Liquors	3,825 SF
	3141	Guiry's	5,089 SF
	3141A	Ent Federal Credit Union	1,745 SF
	3143	Walgreen's	19,960 SF
	3157	Best Cleaners	1,200 SF
	3159	The Medicine Shoppe	1,200 SF
	3161	SuperCuts	1,560 SF
	3163	VACANT	2,811 SF
	ATM	Chase ATM	0 SF
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