

# WOODMEN VALLEY SHOPPING CENTER

6902-6988 North Academy Boulevard, Colorado Springs, CO 80920



## KING SOOPERS ANCHORED CENTER

### AT ONE OF COLORADO SPRINGS' STRONGEST RETAIL CORNERS

- Highly visible central Academy Boulevard/Woodmen Road location, right at the crossroad of the area's main shopping district
- Anchored by King Soopers and Hobby Lobby
- Several suites and a large freestanding out building are available
- Busy shopping plaza with three entrance/exit points and stunning mountain views

### 2020 ESTIMATED DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	7,826	29,045	58,791
Households	2,447	9,780	18,505
Average Household Income	\$156,218	\$150,494	\$153,285

### 2020 TRAFFIC COUNTS

West Baptist Road at Jackson Creek Parkway	10,595 VPD
East Baptist Road at West Baptist Road	9,373 VPD

### PROPERTY DETAILS

NNN (Est.)	\$3.90/PSF
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#	TENANT	SF
6902	Scales 'N Tails	
6904	Sign of the Rose Florist	
6906	100% Chiropractic	
6908	Stone International	
6910	The Art of Fadez	
6912	UBreakiFix (UBIF)	
6920	Cosmoprof	
6922	All Veterans	
6930	King Soopers	

#	TENANT	SF
6932	Crown Wine & Liquor	
6934	WV Shoe Repair	
<b>6936</b>	<b>AVAILABLE</b>	<b>640</b>
6938	Hong Kong Restaurant	
6940	Blitz 45	
6942	Reggae Pot Xpress	
<b>6944</b>	<b>AVAILABLE</b>	<b>1,280</b>
<b>6946</b>	<b>AVAILABLE</b>	<b>1,266</b>
6946-A	Once Upon a Child	

#	TENANT	SF
6948	Clothes Mentor	
6950	Hobby Lobby	
<b>6964</b>	<b>AVAILABLE</b>	<b>2,335</b>
6974	WV Dry Cleaners	
<b>6982</b>	<b>AVAILABLE</b>	<b>3,722</b>

**PLEASE CONTACT:**

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