



GRANDVIEW MARKETPLACE

3230-3274 Centennial Boulevard, Colorado Springs, CO 80907

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FOR LEASE

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RESTAURANT SPACE AVAILABLE!





Grandview Marketplace offers a great tenant mix and is anchored by King Soopers

#	TENANT	SF
A100	AVAILABLE	1,504
A101	T-Mobile	1,401
A102	Colorado Dental Group	3,039
A103	RESTAURANT SPACE AVAILABLE (SUBLEASE)	2,108
B104	Heart of Jerusalem	1,145
B105	Sprint	1,412
B106	The UPS Store	1,278

#	TENANT	SF
C107	Steins & Vines - Liquor	4,000
C108	Supercuts	1,400
C109	Sally Beauty Supply	1,365
C110	Z-Ultimate Fitness	1,365
C111	Fusion Nails	1,400
C112	AVAILABLE	1,400 up to 2,800
C113	The Joint - Chiropractic	1,400
C114	Jun Japanese Restaurant	2,800

PROPERTY SUMMARY

GRANDVIEW MARKETPLACE

Is located in the city of Colorado Springs, at the highly visible northwest corner of Centennial Boulevard and Fillmore Street. 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 and Garden of the Gods Road.

A new mixed-use retail development is planned for the southeast corner of Centennial Boulevard and Fillmore Street, featuring a Cinemark Theater, with construction 2020 and delivery 2021.

2019 TRAFFIC COUNTS

W. Fillmore St. at Centennial Blvd. E.	10,828 VPD (2018)
W. Fillmore St. at Centennial Blvd. W.	22,728 VPD (2018)

PROPERTY DETAILS

Suite	A100	(SUBLEASE) A103	C112
Size	1,504 SF	2,108	1,400 SF up to 2,800 SF
Lease Rate	\$26.00/SF	\$23.50/SF	\$23.00/SF
NNN	\$9.74/SF	\$9.74/SF	\$9.74/SF
Description	End Cap Unit and Former Sandwich Shop Space	Restaurant Space	Former Fitness Training

2019 ESTIMATED DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	5,573	67,864	179,460
Households	2,743	31,471	81,960
Average Household Income	\$68,539	\$74,037	\$76,495

