



Located near:
 + New St. Francis Hospital Campus
 + Keysight Technologies
 + El Paso County Offices



PLUS SPECIAL INTRODUCTORY LEASE RATE OFFERED FOR SUITE 4427

FOR LEASE
**WESTWIND
 MARKETPLACE**

GARDEN OF THE GODS RD/CENTENNIAL BLVD
 COLORADO SPRINGS, CO 80919

CONTACT

PATRICK KERSCHER
 Vice President
 +1 719 471 6045
 patrick.kerscher@cbre.com



© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

FOR LEASE
**WESTWIND
 MARKETPLACE**

GARDEN OF THE GODS RD/CENTENNIAL BLVD
 COLORADO SPRINGS, CO 80919



TURNKEY RESTAURANT SPACE AVAILABLE

PREDOMINATE WEST SIDE LOCATION

- Located at Westwind Marketplace along the established Garden of the Gods corridor in northwest Colorado Springs
- Anchored by Safeway, Starbucks, Walgreens, First-Bank, Ace Hardware and Verizon
- Easily accessible at the intersection of Garden of the Gods Road and Centennial Boulevard



PROPERTY DETAILS

LEASE RATE: Suite 4423 - 2,479 SF
(Fully Equipped Turnkey Restaurant Space)
\$19.00-\$22.00/SF

SPECIAL INTRODUCTORY LEASE RATE: Suite 4427 - 2,984 SF
(Can be Subdivided)
\$9.00/SF

NNN (2019 Est.): \$8.29/SF

TRAFFIC COUNTS

Centennial Blvd at W Garden of the Gods Rd	29,091 VPD
W Garden of the Gods Rd at Centennial Blvd	47,579 VPD

2020 ESTIMATED DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population:	7,173	58,274	158,130
Average Household Income:	\$90,469	\$91,458	\$83,780
Daytime Employees:	8,474	39,221	109,147

SUITE	TENANT	SF	SUITE	TENANT	SF
4201	Ace Hardware		4335	Great Clips	
4209	Physical Therapy		4337	9 Round	
4211	Karate		4405	Safeway	
4315	Walgreens		4417	Nail Spa	
4319	Verizon		4419	Pak Mail	
4325	Einstein Bros.		4421	H&R Block	
4327	GNC		4423	AVAILABLE	2,479
4329	Perfect Teeth		4427	AVAILABLE	2,984
4331	Pizza Hut		4431	Ramen	
4333	Liquor		4435	Subway	

