

FOR LEASE

# WESTWIND MARKETPLACE

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

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### CONTACT

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### PLUS SPECIAL INTRODUCTORY LEASE RATE OFFERED FOR SUITE 4427

FOR LEASE





## 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 DE	ROPERTY 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			







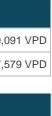


TRAFFIC COUNTS	
Centennial Blvd at W Garden of the Gods Rd	29,0
W Garden of the Gods Rd at Centennial Blvd	47,5

#### 2020 ESTIMATED DEMOGRAPHICS

	1 MILE	3 MILES	
Population:	7,173	58,274	
Average Household Income:	\$90,469	\$91,458	
Daytime Employees:	8,474	39,221	

SUITE	TENANT	SF	SUITE	TENANT
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
4329	Perfect Teeth		4427	AVAILABLE
4331	Pizza Hut		4431	Ramen
4333	Liquor		4435	Subway



5 MILES
158,130
\$83,780
109,147



