



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**

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# 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

<b>LEASE RATE:</b>	Suite 4423 - 2,479 SF (Fully Equipped Turnkey Restaurant Space) \$19.00-\$22.00/SF
<b>SPECIAL INTRODUCTORY LEASE RATE:</b>	Suite 4427 - 2,984 SF (Can be Subdivided) \$9.00/SF
<b>NNN (2019 Est.):</b>	\$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	

