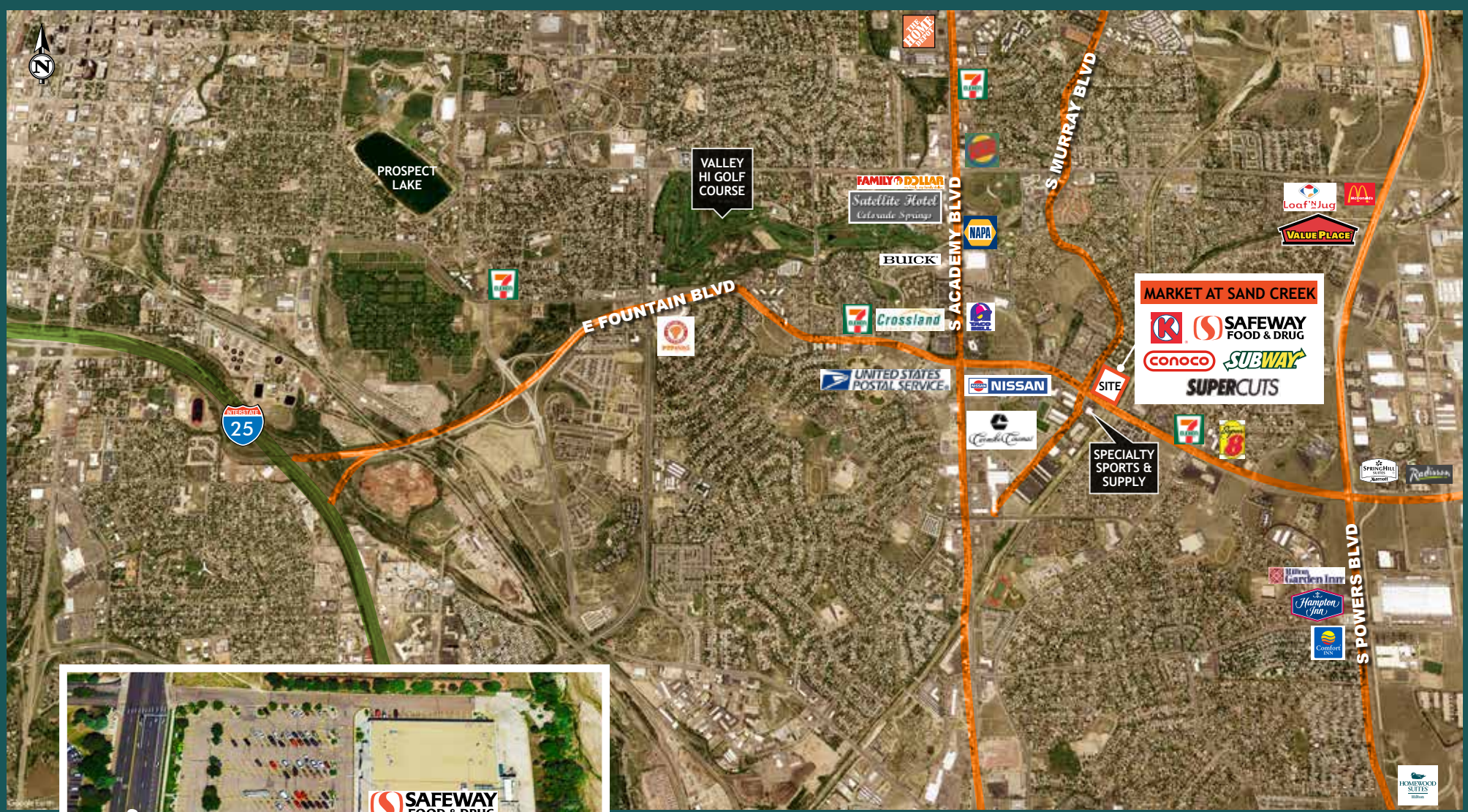
FOR LEASE

MARKET AT SAND CREEK

1445 - 1469 S. Murray Blvd., Colorado Springs, CO 80916



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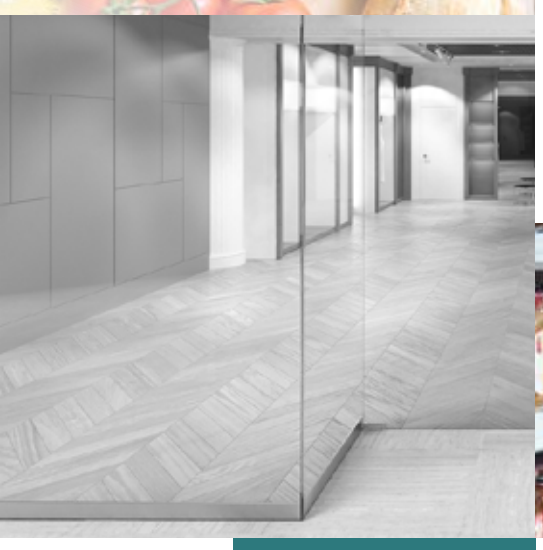
CBRE

SAFEWAY SHADOW ANCHORED RETAIL CENTER

1445 - 1469 S. MURRAY BLVD., COLORADO SPRINGS, CO 80916



Market at Sand Creek is a Safeway shadow anchored retail center with excellent visibility on E. Fountain Boulevard. Conveniently located between Interstate 25 and S. Powers Boulevard.

- The property is located on a major east/west corridor
- Offers quick access to Colorado Springs Airport and Peterson Air Force Base
- Join Safeway, Circle K, Conoco, Subway, SuperCuts, and Sand Creek Liquor

DEMOGRAPHICS

Property Details

Space Available	Suite 1457 1,400 SF $20.00/PSF	Suite 1463 2,945 SF $15.00/PSF (Occupied But Available)
NNN		$8.00/PSF
Building Size		10,142 SF
Parking		155 spaces
Year Built		2000
Zoning		PBC AO

2019 Estimated Demographics

	1 mile	3 miles	5 miles
Population	18,882	94,921	227,513
Average Household Income	$54,260	$53,253	$61,762
Households	7,092	35,666	91,252

Traffic Counts

E. Fountain Blvd. at S. Murray Blvd.	36,000 (2014)
E. Fountain Blvd. at S. Academy Blvd.	40,531 (2015)
S. Powers Blvd. at E. Fountain Blvd.	46,307 (2015)