

RETAIL SPACE FOR LEASE

Centennial Shopping Center

4935 CENTENNIAL BLVD., COLORADO SPRINGS, CO 80919



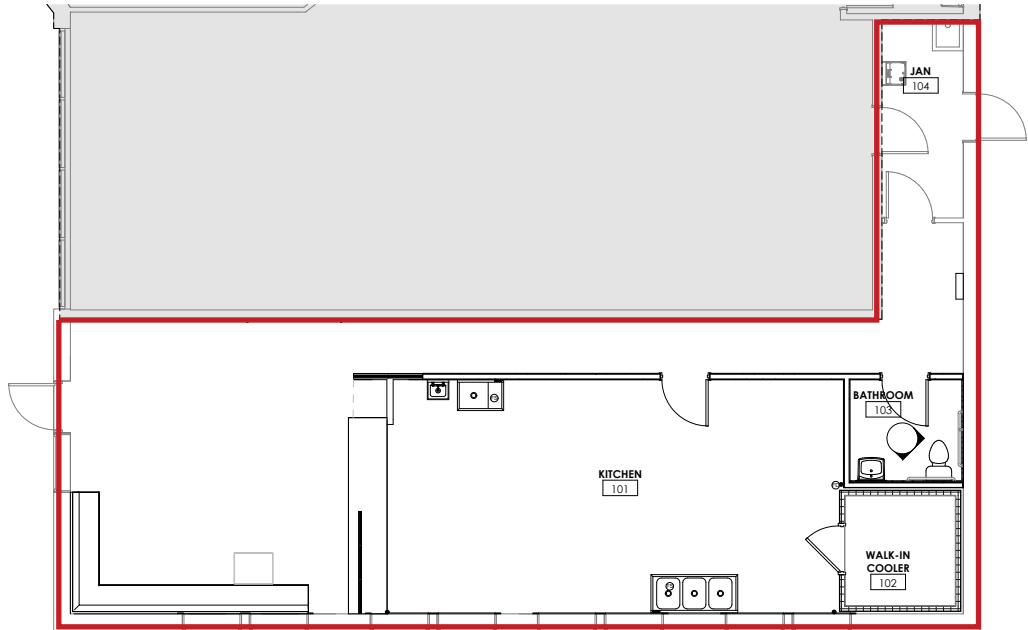
CENTENNIAL SHOPPING CENTER located at the corner of Centennial Blvd and Pinon Valley Rd, offers great visibility and access, ample parking and pylon signage on Centennial Blvd. Other tenants in the center include Marco's Pizza, Canyon Crest Wine, Liquor, & Beer, and Golden Flame Hot Wings.

- Suite A is a former bakery with a commercial kitchen, grease trap, walk-in cooler, and three-compartment sink.
- Ability to add a drive-thru to Suite A with previously approved plans.
- Great location! Surrounded by above average household incomes, densely populated neighborhoods, several large office users and corporations, strong daytime employee population, high traffic counts on Centennial Blvd, and close proximity and access to I-25.

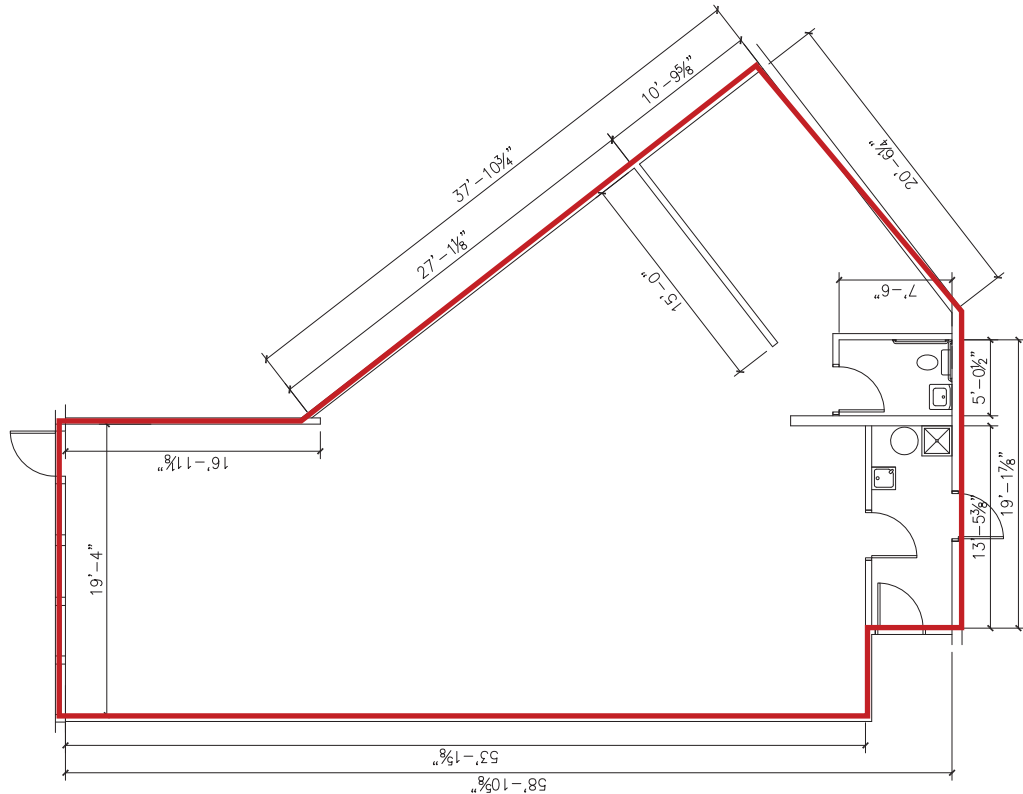
| | |
|----------------------------------|---|
| BUILDING SIZE: | 11,884 SF |
| AVAILABLE SPACE: | Suite A: 1,277 SF Suite B: 1,726 SF |
| LEASE RATE: | Suite A: \$25.00 PSF, NNN Suite B: \$18.000 PSF, NNN |
| NNN EXPENSES (2024 Est.): | \$7.86 / SF |
| YEAR BUILT: | 1984 |
| ZONING: | PBC-HS |
| PARKING: | 68 Surface Spots 5.72/1,000 SF |



**FLOOR PLAN
SUITE A**
1,277 SF AVAILABLE



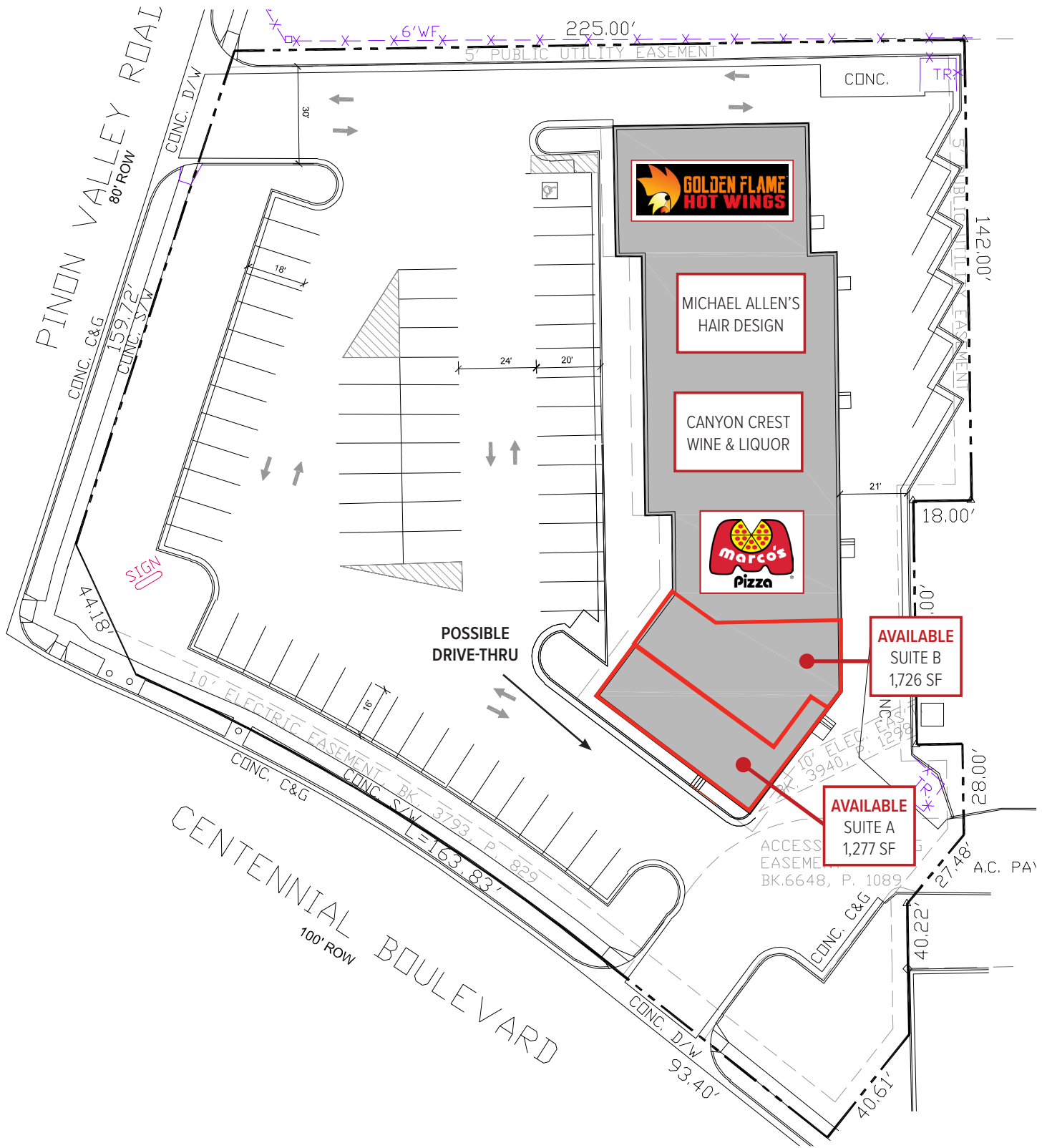
**FLOOR PLAN
SUITE B**
1,726 SF AVAILABLE



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JEREMY SHIRLEY
jeremys@oliverreg.com
C: 719-244-5182

MIKE SCRUGGS
mscruggs@oliverreg.com
C: 719-510-5795

Aerial Map



| Demographics - Radius - Miles | | | |
|-------------------------------|-----------|-----------|-----------|
| | 1 MILE | 3 MILES | 5 MILES |
| 2024 Est. Population | 6,145 | 48,721 | 134,620 |
| 2024 Est. Households | 2,622 | 21,255 | 59,552 |
| 2024 Est. Avg. HH Income | \$125,068 | \$119,753 | \$112,588 |

| Traffic Counts (ADT 2022) | |
|-------------------------------|------------|
| Centennial at Pinon Valley Rd | 25,020 VPD |
| Centennial at List Dr | 20,704 VPD |

Source: 2024 U.S. Estimate, Esri and CoStar Group, All Rights Reserved