

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, and Golden Flame Hot Wings.

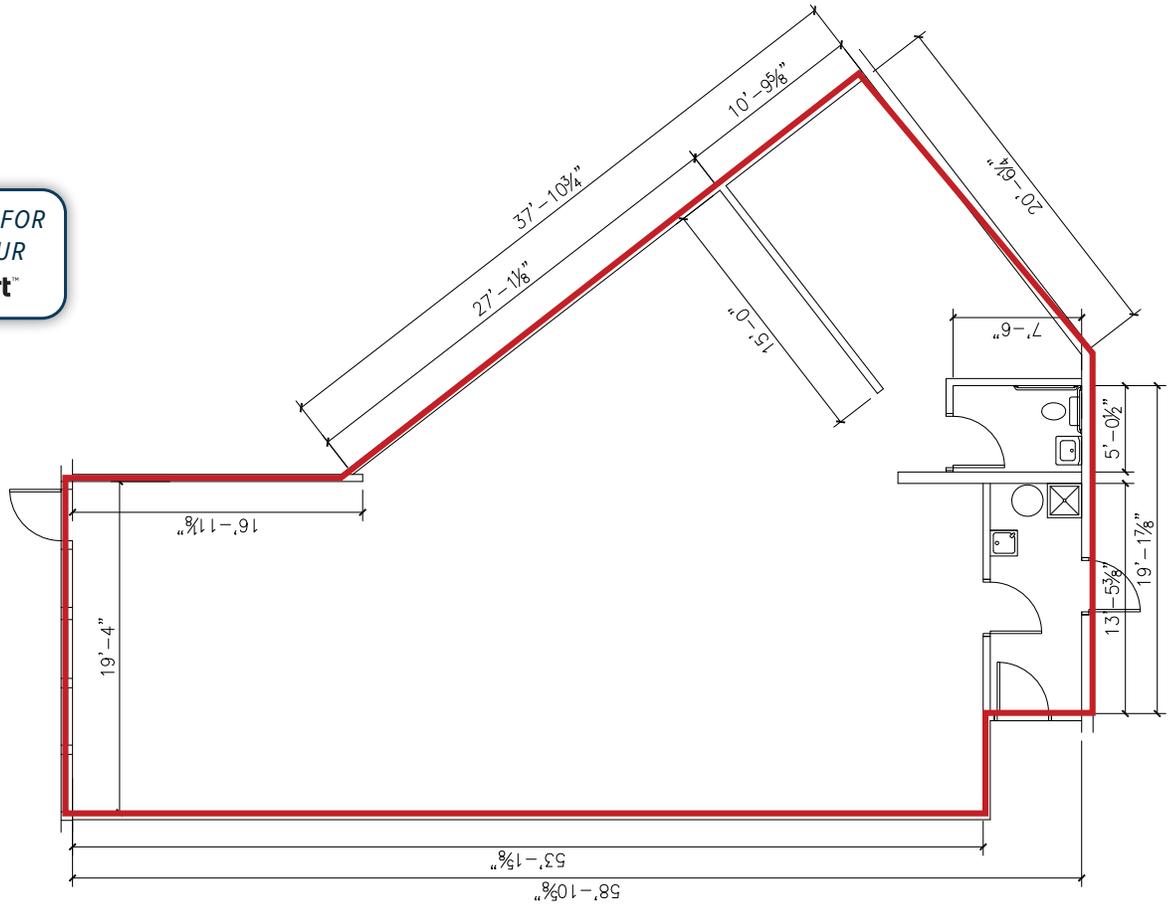
- Open layout with exposed ceiling, concrete floors, and existing restroom infrastructure
- Delivered in grey shell condition, offering maximum design flexibility
- Great location! Surrounded by above average household incomes, densely populated neighborhoods, several large office users and corporations, strong daytime employee population, high traffic counts on Centennial Blvd, and close proximity and access to I-25.

BUILDING SIZE:	11,890 SF <i>Source: El Paso County Assessor</i>
AVAILABLE SPACE:	Suite B: 1,726 SF
LEASE RATE:	Suite B: \$18.00 PSF + NNN
NNN EXPENSES:	\$10.34 / SF (2026 Est.)
YEAR BUILT:	1984
ZONING:	MX-M HS
PARKING:	68 Surface Spots 5.72/1,000 SF

FLOOR PLAN
SUITE B
1,726 SF AVAILABLE



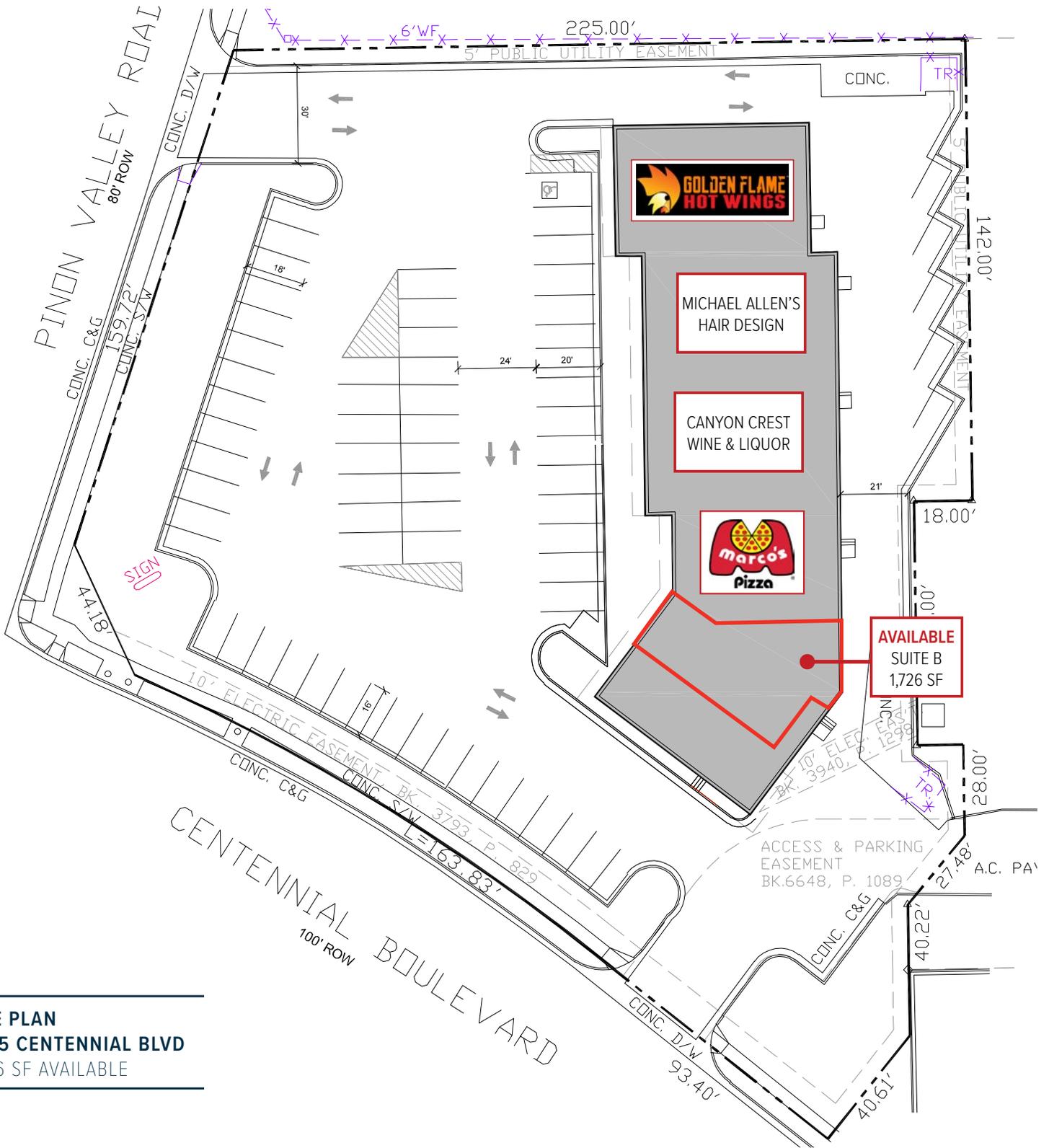
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SITE PLAN
4935 CENTENNIAL BLVD
 1,726 SF AVAILABLE

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Aerial Map



Demographics - Radius - Miles			
	1 MILE	3 MILES	5 MILES
2024 Est. Population	7,097	49,022	136,687
2024 Est. Households	3,049	21,117	59,036
2024 Est. Avg. HH Income	\$105,570	\$103,372	\$97,395

Traffic Counts (ADT 2025)	
Centennial at Pinon Valley Rd	25,020 VPD
Centennial at List Dr	19,368 VPD

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

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