

Retail Space For Lease

Safeway Village at Rockrimmon

710 - 832 Village Center Drive
Colorado Springs, CO 80919



13540 Northgate Estates Dr, STE 110, Colorado Springs, CO 80921
o: 719.309.3900 | www.kcreadvisors.com



PROPERTY OVERVIEW

PROPERTY SUMMARY

Welcome to **Safeway Village Rockrimmon**. This neighborhood shopping center is located in the established Rockrimmon community in northwest Colorado Springs. This center is anchored by Safeway and is easily accessible at the intersection of Vindicator Drive and Rockrimmon Blvd. This location is a high-traffic area with strong local demographics, making it an attractive location for businesses looking to establish a presence in Colorado Springs.

PROPERTY SPECIFICATIONS

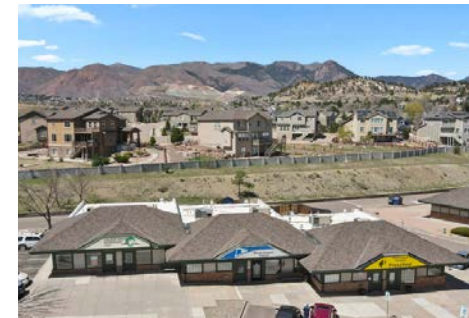
TOTAL CENTER SIZE	44,464 SF
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AVAILABLE SPACE	SQUARE FOOTAGE	LEASE RATE
• 710	3,780 SF	\$17.00 PSF
• 728/730	4,824 SF	\$18.00 PSF
• 750	2,234 SF	\$18.00 PSF
• 820	5,023 SF	\$22.00 PSF
• 832D	1,050 SF	\$26.00 PSF
• 832B	2,832 SF	\$24.00 PSF
• 832A	2,961 SF	\$24.00 PSF

OPERATING EXPENSES	\$8.62 PSF (EST. 2025)
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YEAR BUILT/RENOVATED	1984/2015
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ZONING	MX-M HS CU
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AVAILABLE SPACE



ADDRESS	TENANT	RSF
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710	AVAILABLE	3,780 SF
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720	Postal King	1,420 SF
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728/730	AVAILABLE	4,824 SF
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740	Mathnasium	1,535 SF
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742	Massage Envy	2,014 SF
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750	AVAILABLE	2,234 SF
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802	Salsa on the Rock	3,078 SF
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805	NaRai Thai	1,350 SF
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ADDRESS	TENANT	RSF
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806	Wyatt's Pub & Grill	2,322 SF
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808	Safe Place for Pets	1,200 SF
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811	Pinon Valley Liquor	2,100 SF
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812	Brim Salon	1,200 SF
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814	Paradise Nail & Spa	1,200 SF
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815	Great Clips	1,800 SF
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816	Edward Jones	1,166 SF
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818	Faerie Tales Bakery	1,232 SF
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ADDRESS	TENANT	RSF
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820	AVAILABLE	5,023 SF
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832-D	AVAILABLE	1,050 SF
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832-C	Little Ceasars	2,143 SF
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832-B	AVAILABLE	2,832 SF
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832-A	AVAILABLE	2,961 SF
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833	Pinon Valley Liquor	1,052 SF
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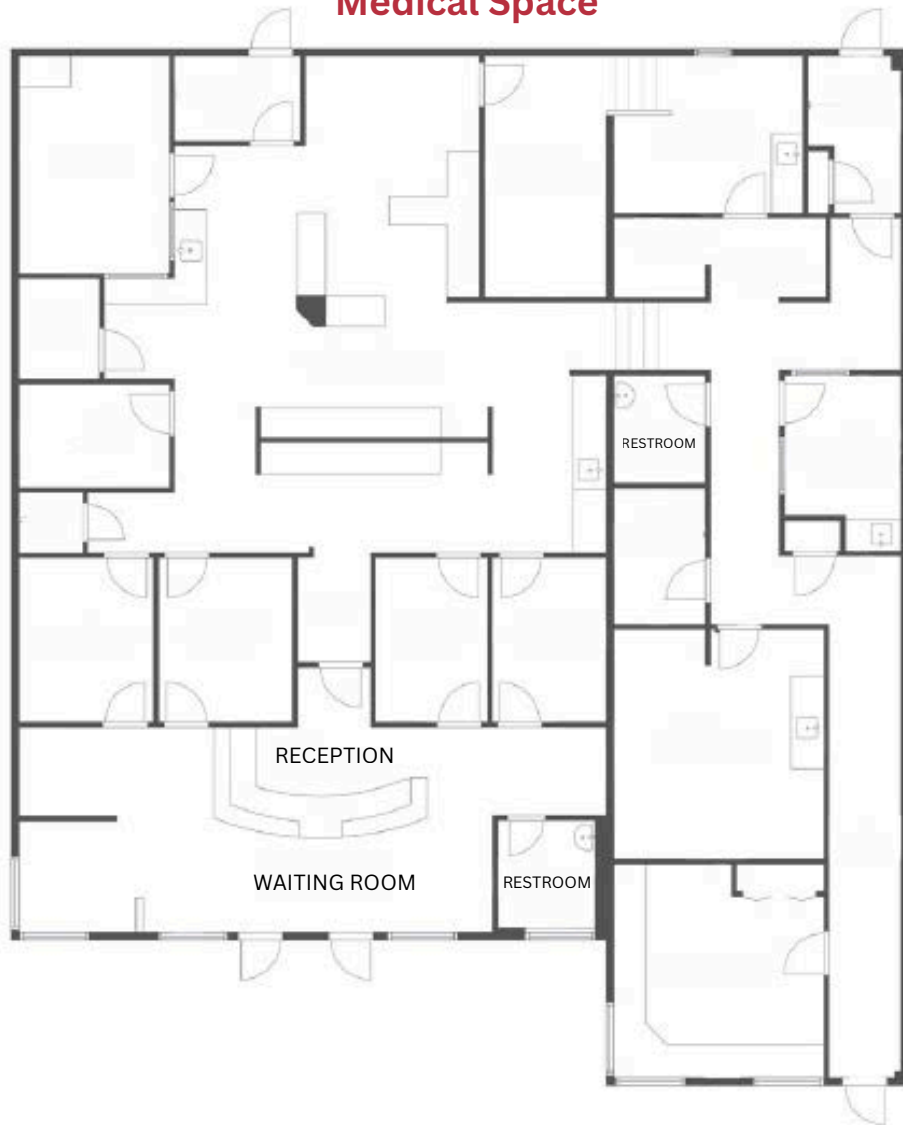


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SUITE 710 | 3,780 SF

Medical Space



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SUITE 728-730 | 4,824 SF



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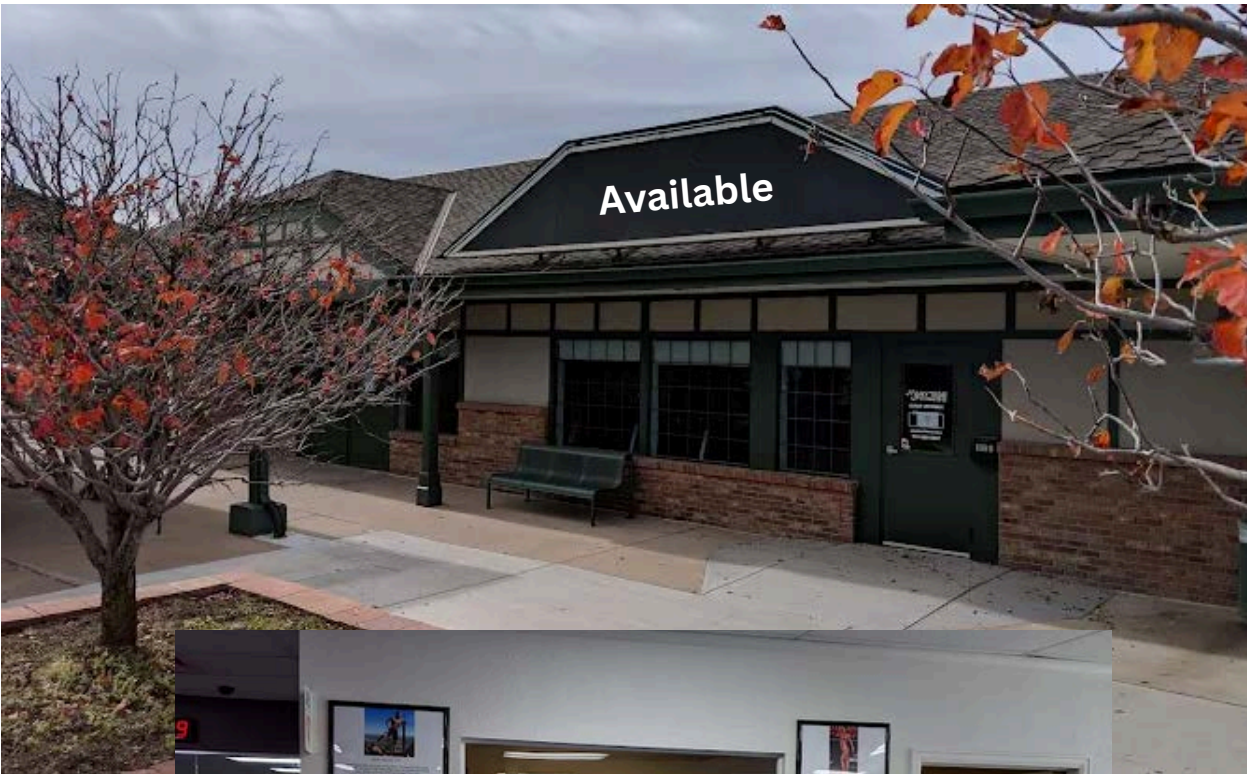
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SUITE 750 | 2,234 SF



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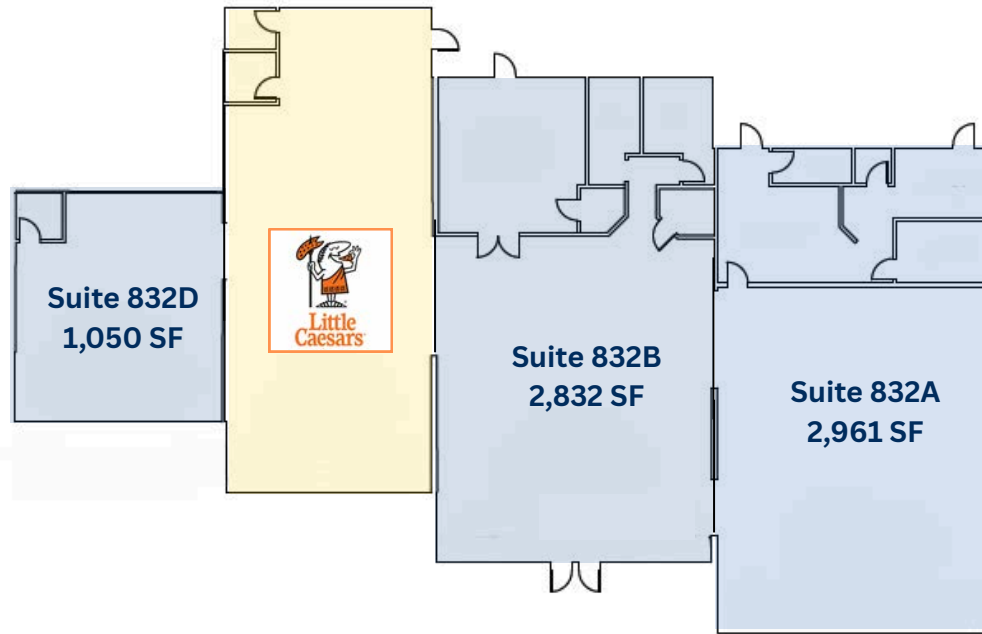
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SUITES 832D | 832B | 832A



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DEMOGRAPHICS

Safeway Village
Rockrimmon

Rockrimmon
Open Space

S. Rockrimmon Blvd.

Furniture Row
shopping centers

INTERSTATE
25

**TRADER
JOE'S**

Panera
BREAD
Wendy's
ICE CREAM
Starbucks
Smash
BURGER
BJ's
RESTAURANT
BARBECUE

COSTCO
WHOLESALE

KOHL'S

LOWE'S

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 POPULATION	9,014	49,267	134,157
HOUSEHOLDS	3,731	20,860	55,881
AVE HH INCOME	\$120,135	\$109,725	\$101,173

COMBINED TRAFFIC COUNTS

Rockrimmon Blvd S	Vindicator Dr SW	11,314	VPD 2025
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Source: CoStar



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