

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 and walk-in cooler.
- 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.

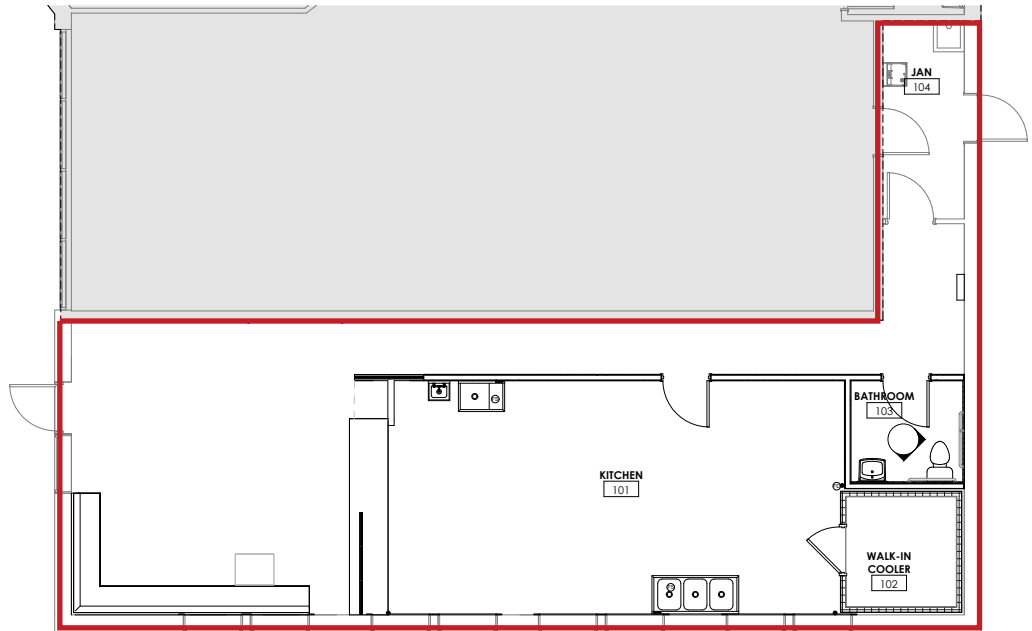
BUILDING SIZE:	11,884 SF
AVAILABLE SPACE:	Suite A: 1,277 SF Suite B: 1,726 SF
LEASE RATE:	Suite A: \$23.00 PSF, NNN Suite B: \$18.00 PSF, NNN
NNN EXPENSES:	\$9.70 / SF (2025 Est.)
YEAR BUILT:	1984
ZONING:	MX-M HS
PARKING:	68 Surface Spots 5.72/1,000 SF



FLOOR PLAN

SUITE A

1,277 SF AVAILABLE

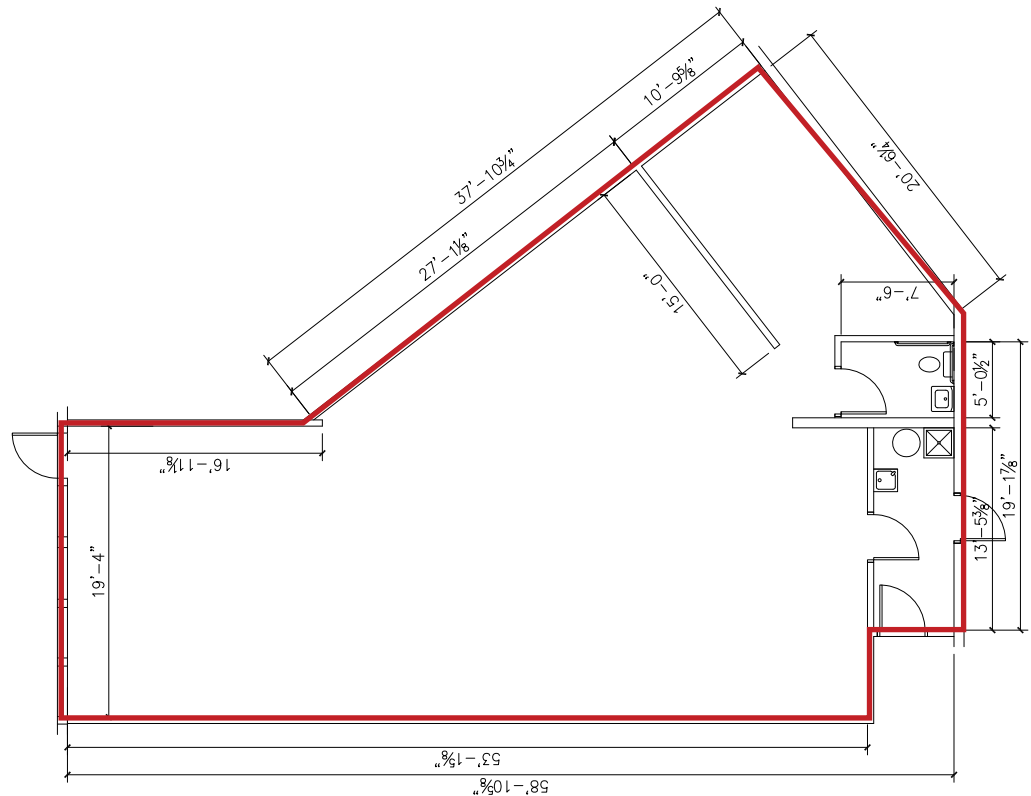


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FLOOR PLAN

SUITE B

1,726 SF AVAILABLE

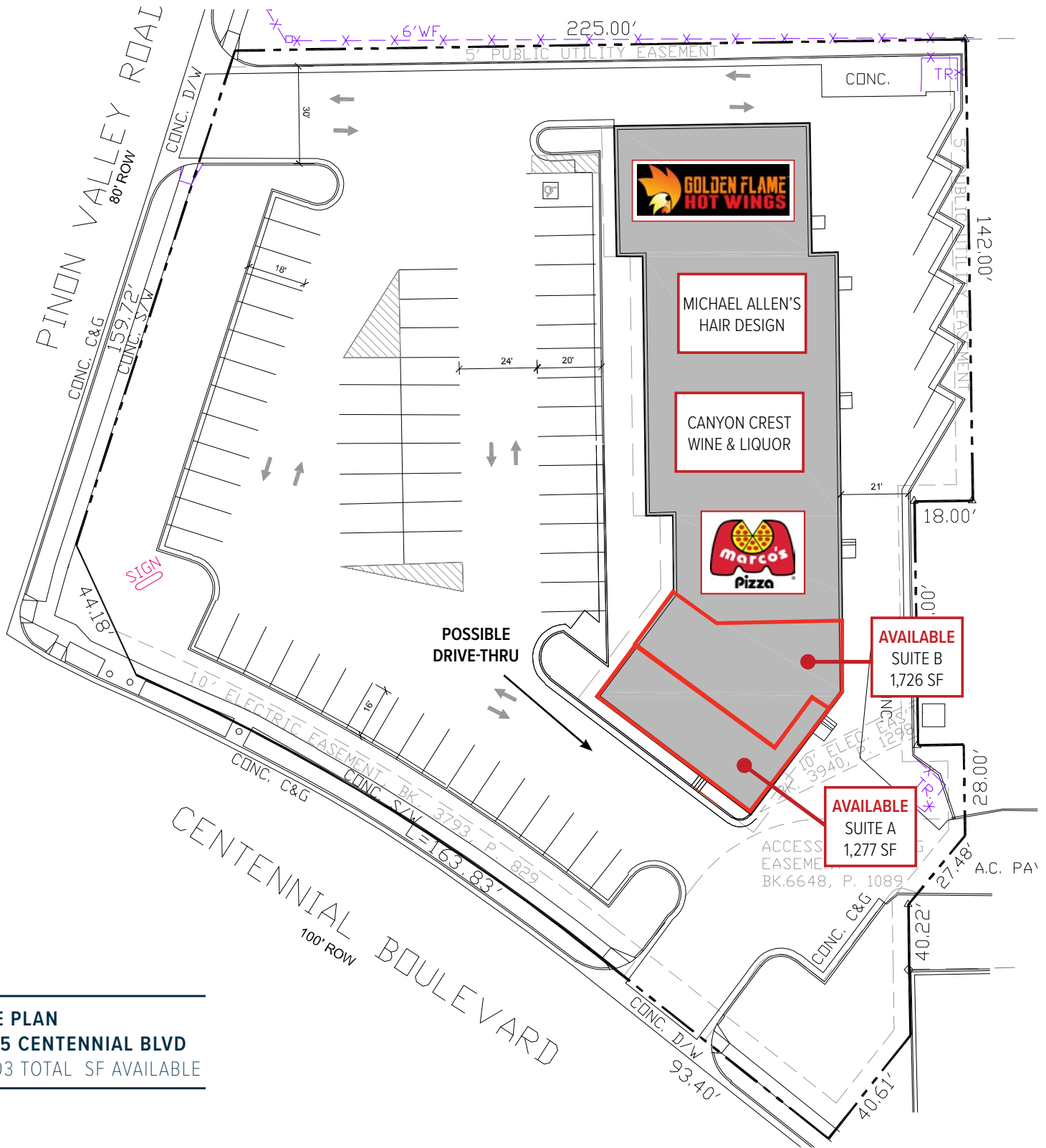


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Aerial Map

