

# Retail Space For Lease

# Rockrimmon Shopping Center

6602 - 6616A Delmonico Drive  
Colorado Springs, CO 80919



## PROPERTY SUMMARY

**Rockrimmon Shopping Center** is a multi-tenant retail center located in the heart of the Rockrimmon neighborhood on Colorado Springs' coveted westside. The tenants in this center are well-established and have become a staple for local residents and visitors in an area with limited retail opportunities. The existing tenant roster is an excellent mix of restaurants, soft and hard goods, and service-related industries.

Come join this center and become a part of a flourishing neighborhood center!

## BUILDING FEATURES

<b>BUILDING SIZE</b>	11,200 SF		
<b>AVAILABLE</b>	<b>SIZE</b>	<b>LEASE RATE</b>	
• Suite 6612	848 SF	\$17.00 PSF	
<b>NNN (Est. 2024)</b>			\$7.17 PSF
<b>YEAR BUILT</b>			1976
<b>ZONING</b>			PBC HS



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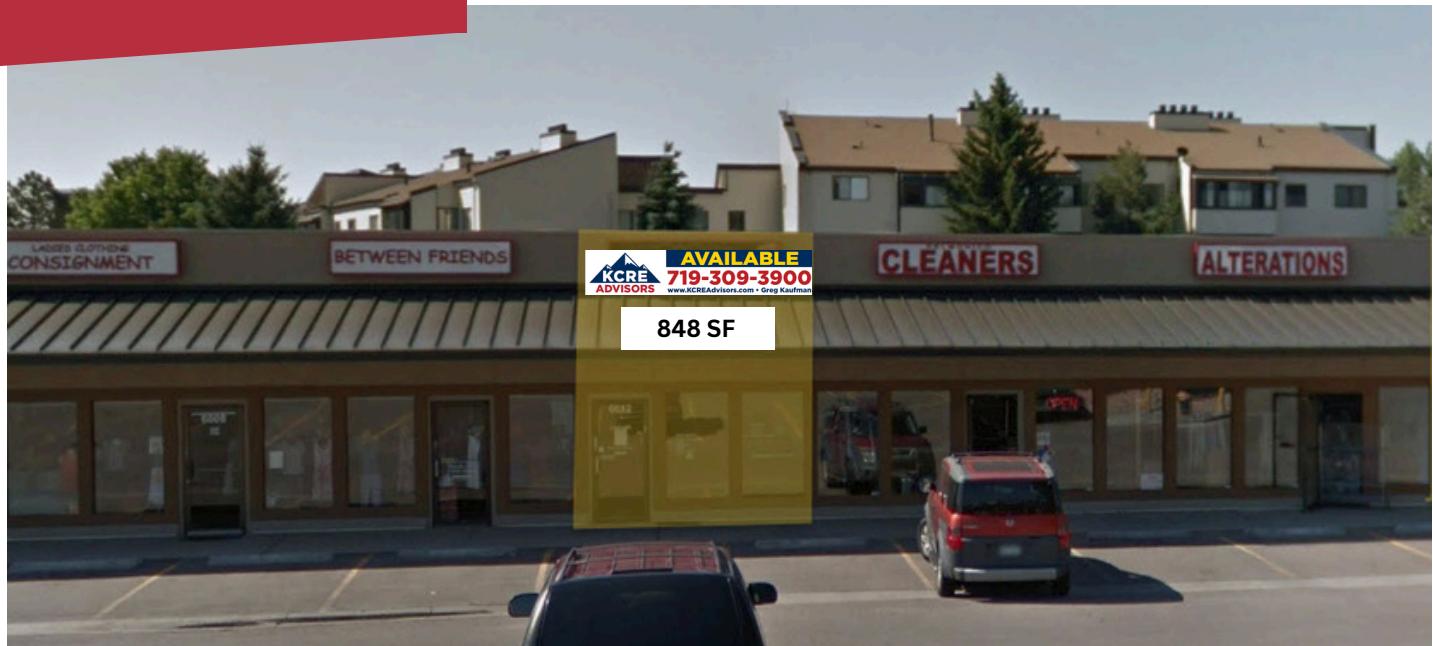
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## DEMOGRAPHICS

## COMBINED TRAFFIC COUNTS

	1 Mile	3 Mile	5 Mile
2023 POPULATION	10,876	59,490	156,631
HOUSEHOLDS	4,515	24,985	58,874
AVE HH INCOME	\$138,718	\$104,373	\$98,155

Rockrimmon Blvd	Foxdale Circle	16,473 VPD	2023

\*Sourced by CoStar

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