

Retail Space For Lease

Rockrimmon Shopping Center

6602 - 6616A Delmonico Drive
Colorado Springs, CO 80919



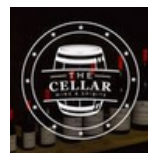
PROPERTY SUMMARY

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

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



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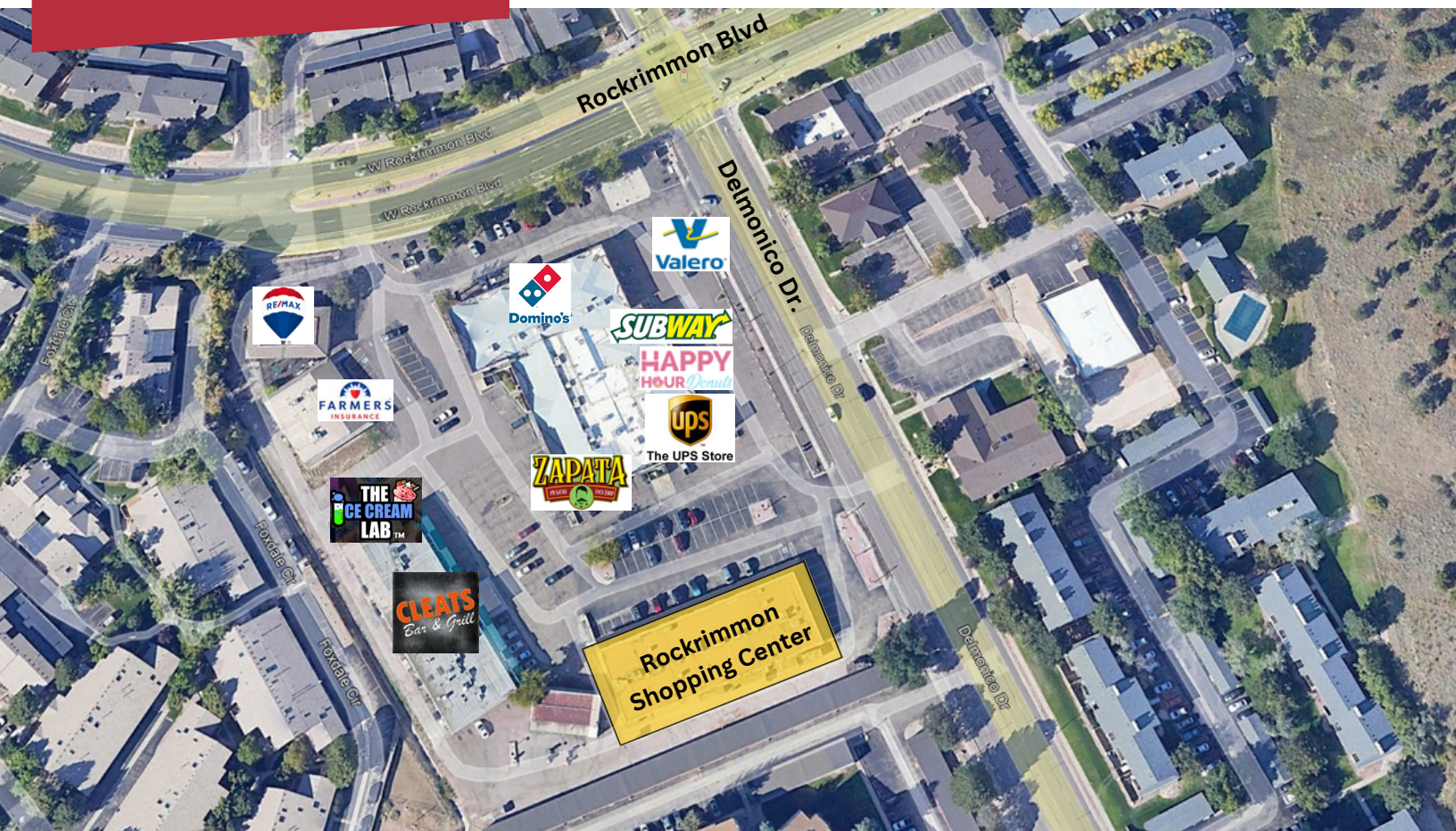
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DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2023 POPULATION	10,876	59,490	156,631
HOUSEHOLDS	4,515	24,985	58,874
AVE HH INCOME	\$138,718	\$104,373	\$98,155

COMBINED TRAFFIC COUNTS				
Rockrimmon Blvd	Foxdale Circle	16,473	VPD	2023

*Sourced by CoStar

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