

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.

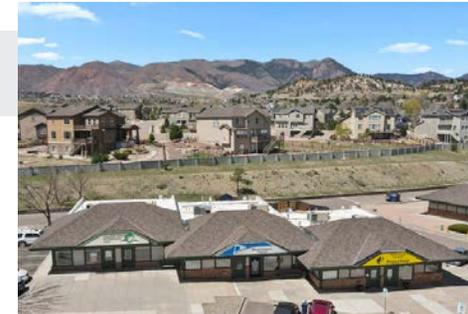
PROPERTY SPECIFICATIONS

TOTAL CENTER SIZE 44,464 SF

AVAILABLE SPACE	SQUARE FOOTAGE	LEASE RATE
• 710	3,780 RSF	\$15.00 PSF
• 720	1,420 RSF	\$17.00 PSF
• 728/730	2,412 RSF	\$16.00 PSF
• 750	2,234 RSF	\$18.00 PSF
• 802	3,078 RSF	\$30.00 PSF
• 812	1,200 RSF	\$28.00 PSF
• 820	5,023 RSF	\$22.00 PSF
• 832D	1,050 RSF	\$26.00 PSF
• 832B	2,832 RSF	\$24.00 PSF
• 832A	2,961 RSF	\$24.00 PSF

OPERATING EXPENSES \$8.62 PSF (EST. 2025)

YEAR BUILT/RENOVATED 1984/2015



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AVAILABLE SPACE



ADDRESS	TENANT	RSF
710	AVAILABLE	3,780 SF
720	AVAILABLE	1,420 SF
728/730	AVAILABLE	4,824 SF
740	Mathnasium	1,535 SF
742	Massage Envy	2,014 SF
750	AVAILABLE	2,234 SF
802	AVAILABLE	3,078 SF
805	Naklon Luang Thai Kitchen	1,350 SF

ADDRESS	TENANT	RSF
806	Wyatt's Pub & Grill	2,322 SF
808	Safe Place for Pets	1,200 SF
811	Pinon Valley Liquor	2,100 SF
812	AVAILABLE	1,200 SF
814	Paradise Nail & Spa	1,200 SF
815	Great Clips	1,800 SF
816	Edward Jones	1,166 SF
818	Faerie Tales Bakery	1,232 SF

ADDRESS	TENANT	RSF
820	AVAILABLE	5,023 SF
832-D	AVAILABLE	1,050 SF
832-C	Little Ceasars	2,143 SF
832-B	AVAILABLE	2,832 SF
832-A	AVAILABLE	2,961 SF
833	Pinon Valley Liquor	1,052 SF



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SUITE 710 | 3,780 SF

Medical Space



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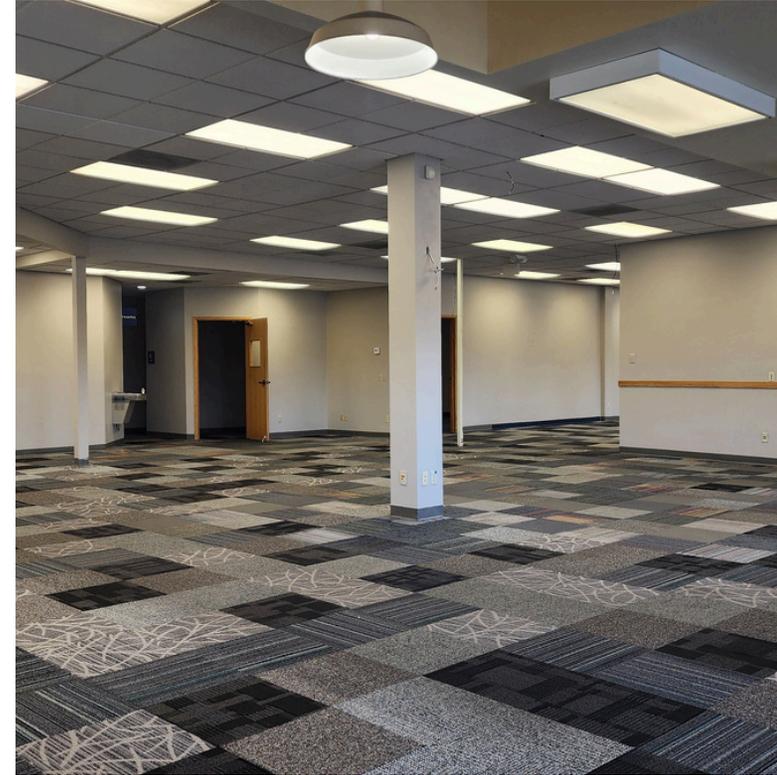
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SUITE 728-730 | 2,414 SF



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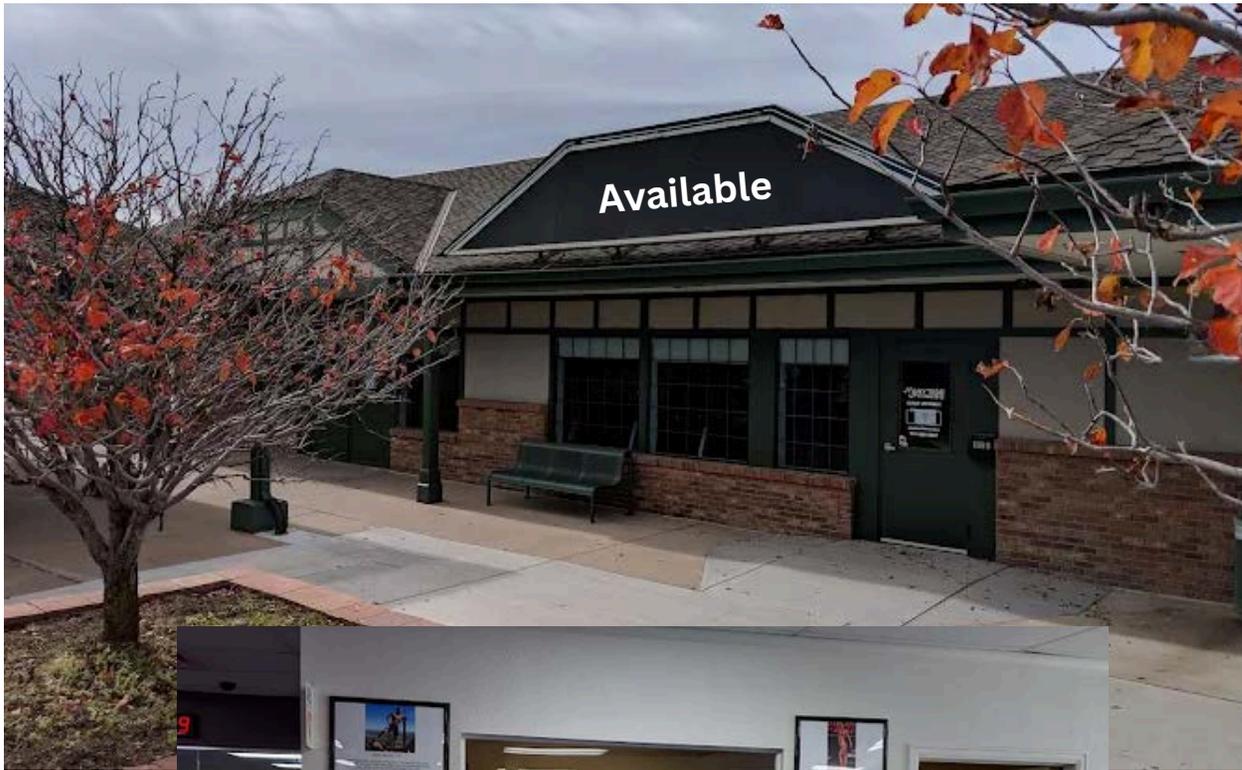
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SUITE 750 | 2,234 SF



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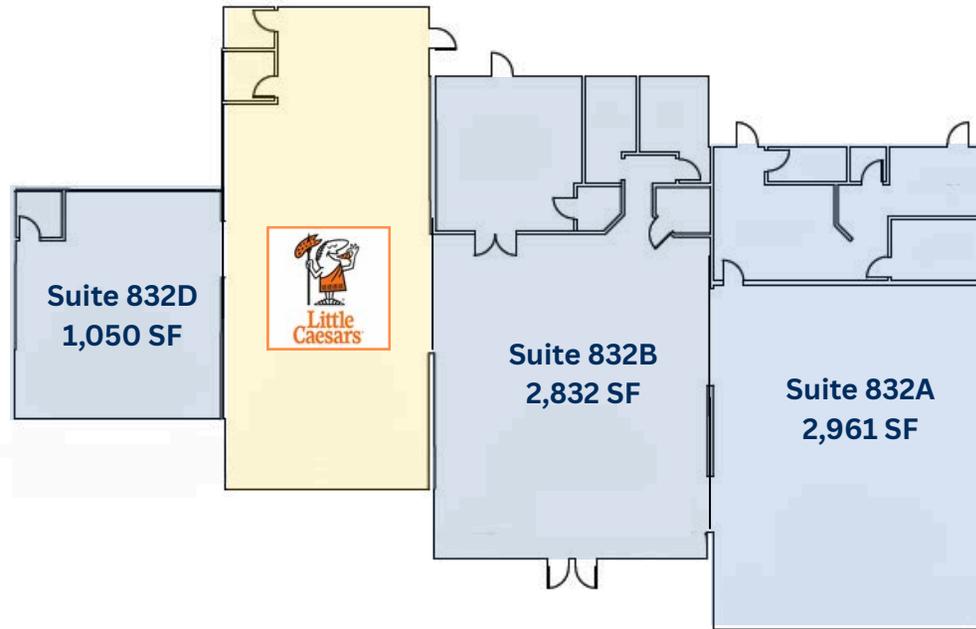
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SUITES 832D | 832B | 832A



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DEMOGRAPHICS

Safeway Village
Rockrimmon



Rockrimmon
Open Space

Furniture Row
shopping centers



S. Rockrimmon Blvd.



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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