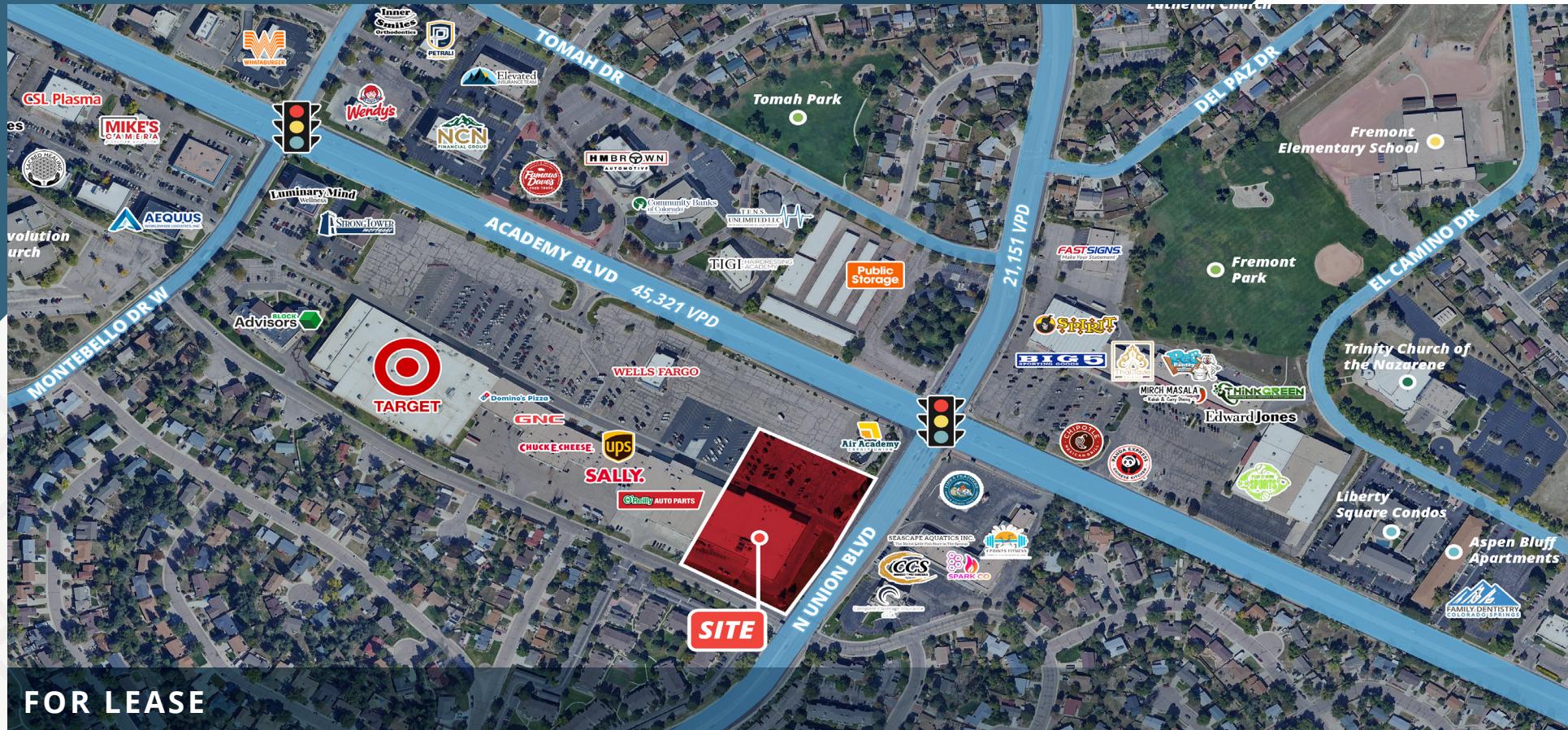


Former Safeway

5060 N. Academy Boulevard | Colorado Springs, CO



AVAILABLE

48,903 SF

PARCEL SIZE

4.66

RATE

Contact Broker

CITY/COUNTY

Colorado Springs/El Paso

ZONING

PUD

ABOUT THE PROPERTY

- Former Safeway building
- Rare box opportunity
- Visibility from highly trafficked Academy Blvd
- Strong demographics & traffic counts surrounding the site
- Ample parking at the center with a strong tenant mix

TRAFFIC COUNTS

N Academy Boulevard

N Union Boulevard

Year: 2025 | Source: drcog

45.321 VPD

21.151 VPD

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Current Population	14,135	107,974	293,853
Total Households	5,977	45,333	119,772
Average HH Income	\$112,868	\$105,776	\$111,664
Daytime Population	14,290	109,456	312,511

CONTACT

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Trade Aerial

5060 N. Academy Boulevard | Colorado Springs, CO



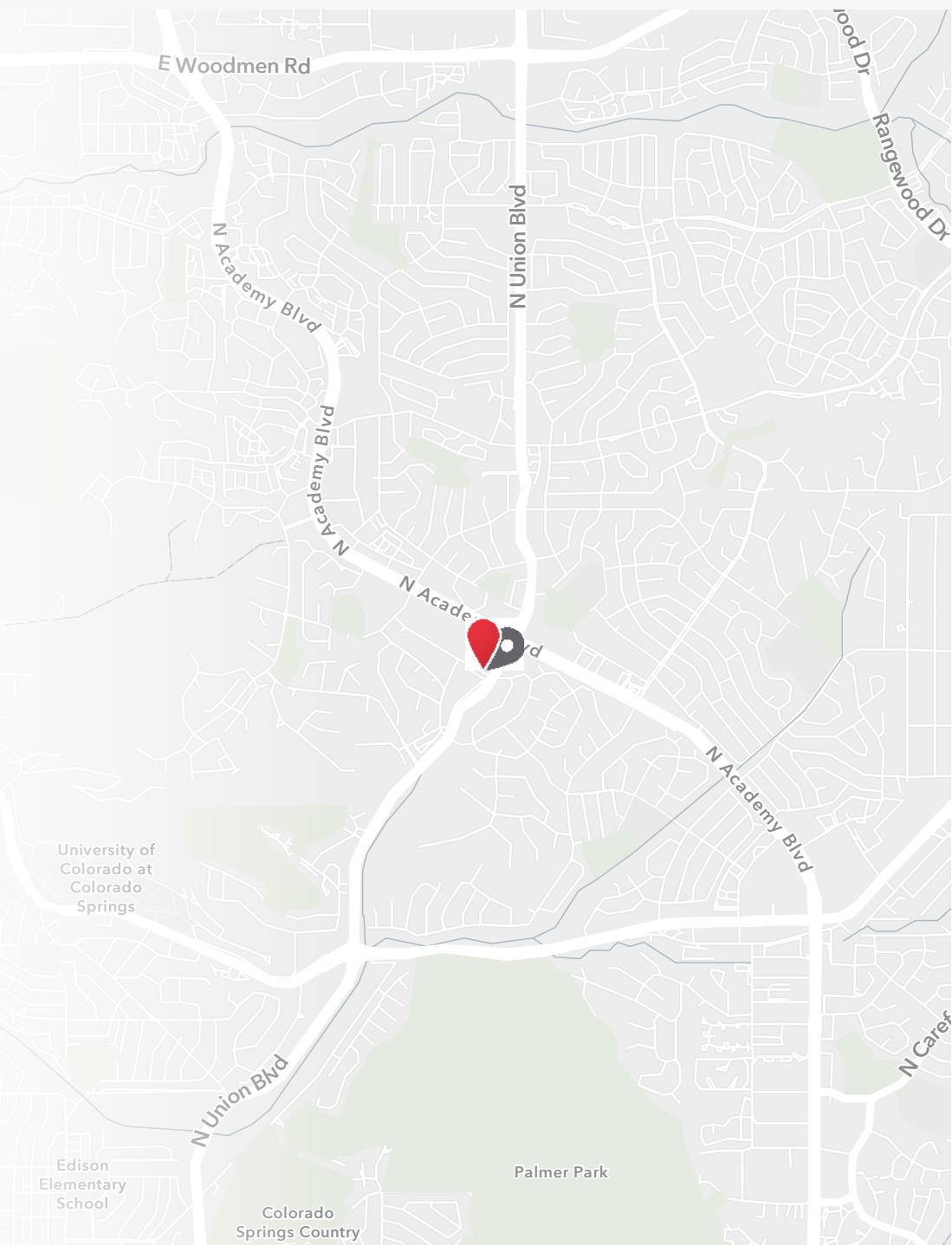
Demographics

5060 N. Academy Boulevard | Colorado Springs, CO



DEMOGRAPHIC HIGHLIGHTS

Population	1 Mile	3 Miles	5 Miles
2025 Estimated Population	14,135	107,974	293,853
2030 Projected Population	13,962	107,697	300,357
Proj. Annual Growth 2025 to 2030	-0.25%	-0.05%	0.44%
Daytime Population			
2025 Daytime Population	14,290	109,456	312,511
Workers	7,274	58,947	176,349
Residents	7,016	50,509	136,162
Income			
2025 Est. Average Household Income	\$112,868	\$105,776	\$111,664
2025 Est. Median Household Income	\$90,011	\$85,583	\$89,619
Households & Growth			
2025 Estimated Households	5,977	45,333	119,772
2030 Estimated Households	5,947	45,598	123,314
Proj. Annual Growth 2025 to 2030	-0.10%	0.12%	0.58%
Race & Ethnicity			
2025 Est. White	73%	73%	71%
2025 Est. Black or African American	4%	5%	5%
2025 Est. Asian or Pacific Islander	2%	3%	4%
2025 Est. American Indian or Native Alaskan	1%	1%	1%
2025 Est. Other Races	19%	19%	19%





SRS

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