

# For Lease Retail Space

## The Market at Spring Creek

1640-1728 S. Circle Drive  
Colorado Springs, CO 80910

Summer 2025  
New Grocery Anchor



## PROPERTY SUMMARY

**The Market at Spring Creek** is a retail center located in Colorado Springs, Colorado.

- **New Anchor:** Grocery anchor opening at this location Q3 2025
- **Location:** Situated at the northwest corner of S. Circle Dr. and Monterey Rd, in the growing community of Spring Creek.
- **Tenants:** Longstanding tenants include Dollar Tree, Taco Express, EZPawn.
- **Improvements:** Ongoing property improvements such as parking lot repairs, painting, new lighting, and signage.
- Easy access to major highways.
- Outdoor exercise equipment, colorful murals, and art installations.



## SHOPPING CENTER

**SHOPPING CENTER SIZE** 94,621 SF

AVAILABLE SPACE	LEASE RATE	SIZE
• Suite 1640	Call Broker	513 SF
◦ Kiosk with Drive Thru		

• Suite 1650 (End Cap)	1,600 SF
• Suite 1710	2,370 SF
• Suite 1714	1,495 SF
• Suite 1716	2,723 SF
• Suite 1720	2,028 SF
• Suite 1722	1,251 SF
• Suite 1724	1,225 SF
• Suite 1726	1,255 SF
• Suite 1728 (End Cap)	1,212 SF

**LEASE RATE** \$18.00-\$24.00 PSF

**NNN (Est. 2025)** \$4.00 PSF

**ZONING** PBC CU

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Suite	Tenant	RSF
1640	VACANT (Kiosk with Drive Thru)	513 SF
1650	VACANT (End Cap)	1,600 SF
1652	Community Anchor Academy	6,069 SF
1654	EZ Pawn Colorado	6,100 SF
1660	Gordon Food Service Store	65,390 SF

Suite	Tenant	RSF
1710	VACANT	2,370 SF
1712	Yong's Korean Kitchen	1,390 SF
1714	VACANT	1,495 SF
1716	VACANT	2,723 SF
1720	VACANT	2,028 SF

Suite	Tenant	RSF
1722	VACANT	1,251 SF
1724	VACANT	1,225 SF
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### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>2024 POPULATION</b>	17,038	125,918	244,497
<b>HOUSEHOLDS</b>	6,734	51,238	98,327
<b>AVE HH INCOME</b>	\$65,557	\$67,509	\$79,531

### COMBINED TRAFFIC COUNTS

S. Circle Drive	Arlington Dr N.	27,200	VPD	2022
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\*Sourced by CoStar

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