

NEWLY ANCHORED BY VASA FITNESS | SPACE AVAILABLE NEXT TO VASA FITNESS

Mission Trace Shopping Center

3001-3223 S ACADEMY BOULEVARD · COLORADO SPRINGS, CO 80916



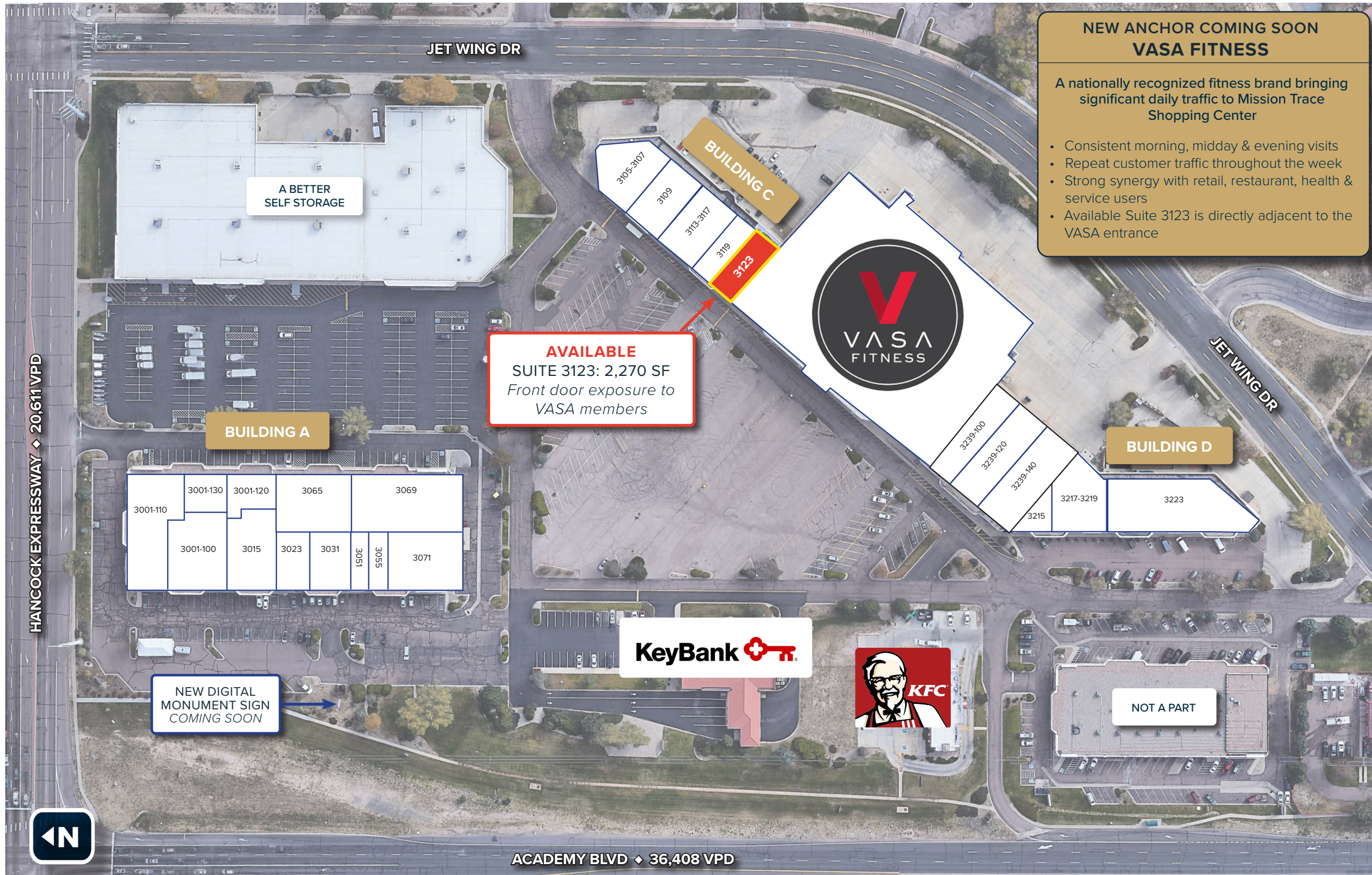
MISSION TRACE SHOPPING CENTER is undergoing a major transformation with the addition of **VASA Fitness**, a nationally recognized fitness operator that will serve as the property's new anchor tenant. Under new ownership and active reinvestment, the center is positioned to benefit from significant increases in daily customer visits, enhanced visibility, and renewed tenant demand

Suite 3123 offers inline retail space directly adjacent to the **VASA Fitness** entrance, providing exceptional exposure to consistent, high-frequency customer traffic from one of the market's fastest-growing fitness brands.

- **VASA Fitness opening soon** - nationally recognized fitness operator bringing significant daily traffic to the center
- **Under new ownership** with active capital reinvestment
- **New digital monument signs** coming soon
- **High density residential** communities with several master planned communities under development in the submarket
- **Fort Carson** is a major and stable employment base driving consistent retail demand in the southeast submarket

PROPERTY DETAILS

GLA:	157,592 SF
AVAILABLE SPACE:	Suite 3123: 2,270 SF Adjacent to VASA
LEASE RATE:	\$18.00 - \$22.00 PSF + NNN
NNN EXPENSES:	\$5.50 PSF (2026 Est.)
LOT SIZE:	16.62 Acres
ZONING:	MX-M AO
PARKING:	4/1,000 SF



**NEW ANCHOR COMING SOON
VASA FITNESS**

A nationally recognized fitness brand bringing significant daily traffic to Mission Trace Shopping Center

- Consistent morning, midday & evening visits
- Repeat customer traffic throughout the week
- Strong synergy with retail, restaurant, health & service users
- Available Suite 3123 is directly adjacent to the VASA entrance

AVAILABLE
SUITE 3123: 2,270 SF
Front door exposure to VASA members

BUILDING A	
3001-100	Las Tortugas
3001-110	Medicine for Business & Industry
3001-120	Clippers 719
3001-130	LavaLux Laundry
3015	Integrated Life Choices
3023	H&R Block
3031	Koontz Chiropractic
3051	Smoke Academy
3055	Master Gunner Supplies
3071	Pho Hancock
3069	Family Dollar
3065	3D's Cigars
BUILDING C	
3105-3107	Mariscos Altamar
3109	One Dollar Depot
3113-3117	Terpman & Rosin
3119	Trends of Africa & Alterations
3123	AVAILABLE - 2,270 SF
BUILDING D	
3215	Sabrinass Soul Food Cuisine
3217-3219	Solid Rock Community Food Center
3223	Loving Hands Child Care Center
MISC	
3175	VASA Fitness
3239-100	Ebony Beauty Supply
3239-120	Heart to Heart Academy
3239-140	Family Martial Arts

