

ENDCAP RETAIL SPACE FOR LEASE

Pioneer Plaza

1157 - 1237 N CIRCLE DR, COLORADO SPRINGS, CO 80909

**2 MONTHS FREE
BASE RENT**

For Leases Signed by 12/31/2025



PIONEER PLAZA is a high-traffic shopping center located at the signalized intersection of N. Circle Drive and Galley Road, offering excellent access and visibility. The center benefits from its strategic position in a densely populated trade area surrounded by established residential communities and schools, driving consistent local and commuter traffic.

Anchored by Safeway, Ace Hardware, McDonald's and Cheers Liquor Mart, the center attracts steady daily visitors and strong co-tenancy with a mix of national and regional brands including Supercuts, Papa Murphy's, and Jackson Hewitt, driving consistent foot traffic and brand visibility.

- 1,203 SF Endcap with high visibility and abundant storefront windows
- Delivered in white-box condition, ready for tenant build-out.
- Potential outdoor area available - ideal for patio seating, play area, etc.
- Dense residential population - 127,000+ residents within 3 miles
- Suitable for retail, medical, personal services, or boutique office users

BUILDING SIZE: 19,200 SF

AVAILABLE SPACE: Suite 1157 - 1,203 SF

LEASE RATE: \$22.00 / SF + NNN

NNN EXPENSES (2025 Est.): \$9.40 / SF

YEAR BUILT: 2000

ZONING: MX-M CU

PARKING: 160 Spaces

DEMOGRAPHICS - RADIUS - MILES

	1 MILE	3 MILES	5 MILES
2024 Est. Population	15,849	127,213	291,468
2024 Est. Households	7,028	54,203	120,601
2024 Est. Avg. HH Income	\$61,668	\$72,092	\$78,666

TRAFFIC COUNTS (2025)

N Circle Drive at E Uintah St S	24,343 VPD
Galley Rd at E Yampa St W	17,245 VPD

Source: 2024 U.S. Estimate, CoStar Group, All Rights Reserved



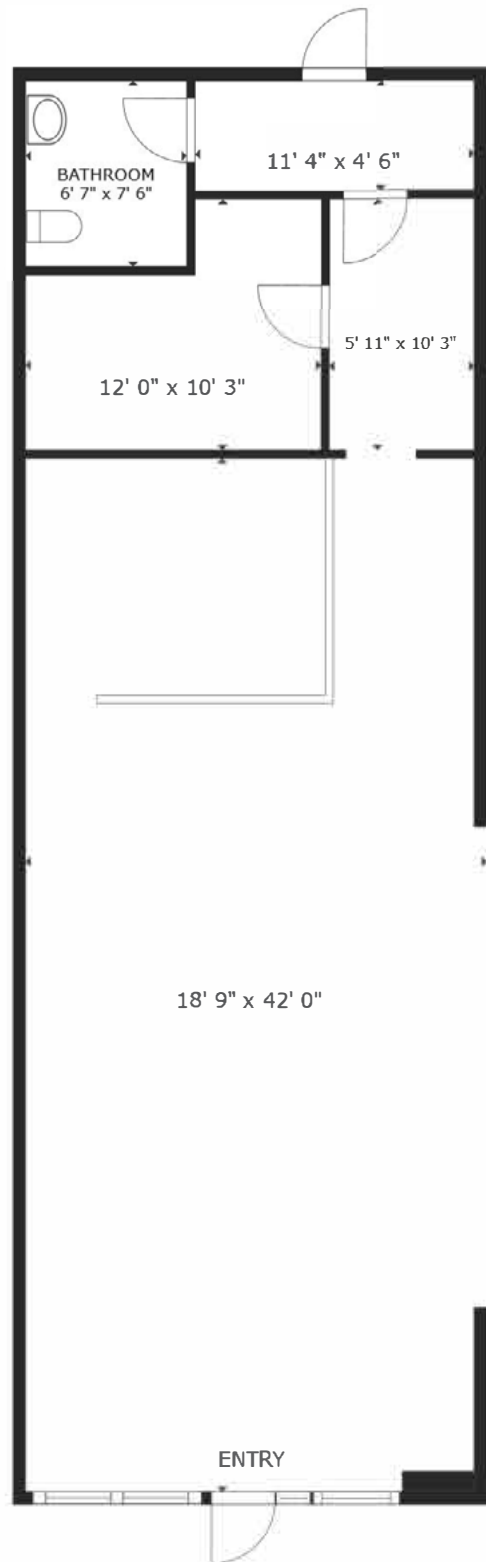
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OLIVE
REAL ESTATE GROUP

1157 N CIRCLE DR
FLOOR PLAN
1,203 SF AVAILABLE



CLICK / SCAN FOR
VIRTUAL TOUR

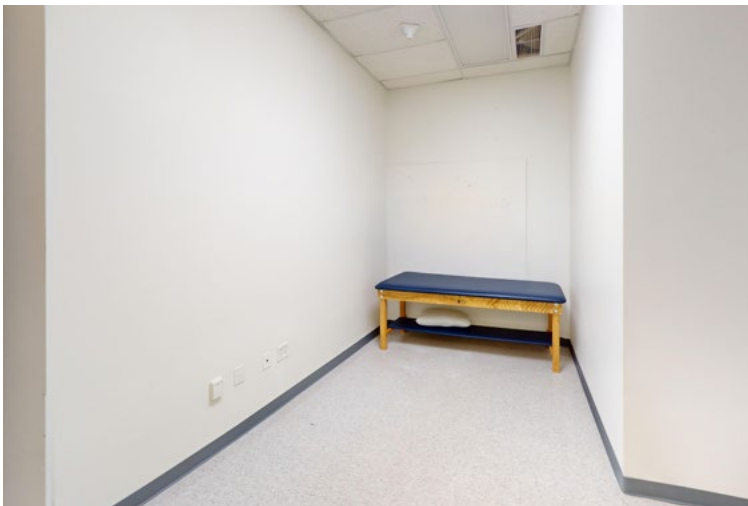


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ACE Hardware

SAFWAY MARKETPLACE
FIL. NO. 9
RN 20020587

LOT 2
GIVEN OR ONE PLATTED
PARKED TO SUBJECTS

SAFWAY MARKETPLACE
BL. G-S, P. 199

LOT 3
144,014 SF

SAFWAY

PIioneer PLAZA SUB.
FILING NO. 1
LOT 1 BLOCK 1
BL. G-S, P. 55

CHEERS RESTAURANT

McDonald's

JACKSON HEWITT

AVAILABLE
1157 N CIRCLE DR: 1,203 SF

NORTH CIRCLE DRIVE

GALLEY ROAD

