

RETAIL SPACE FOR LEASE

# Springs Ranch Shopping Center

3703-3765 BLOOMINGTON STREET | COLORADO SPRINGS, CO 80922



360°

TOUR VACANCIES

A3705 ► B3749 ►

**SPRINGS RANCH SHOPPING CENTER** is a well-positioned neighborhood retail center located at the signalized intersection of North Carefree Circle and Bloomington Street in northeast Colorado Springs. The center is anchored by Super Target, T.J. Maxx, Ross Dress For Less and surrounded by a strong mix of national retailers, daily-needs services, medical users, and dense residential neighborhoods.

Prime retail suites are currently available, offering flexible size options ideal for restaurant, service, medical, and neighborhood retail users.

- Building and monument or pylon sign opportunities
- Strong traffic exposure with signalized access
- Great visibility and convenient access
- Unit B-3765 is ideal for restaurant use
- Ample surface parking
- Located within a dense trade area with strong household incomes and daytime population

**BUILDING SIZE:**

Building A: 8,000 SF  
Building B: 27,804 SF  
Building C: 8,007 SF

**AVAILABLE SPACE:**

A-3705: 1,345 SF +/-  
B-3749: 2,400 SF +/-  
B-3765: 2,400 SF +/-

**LEASE RATE:**

\$34.00 - \$38.00 / SF + NNN

**NNN EXPENSES:**

\$11.45 (2026 Est.)

**YEAR BUILT:**

2003-2005

**ZONING:**

MX-M CU AO

**PARKING:**

223 Spaces

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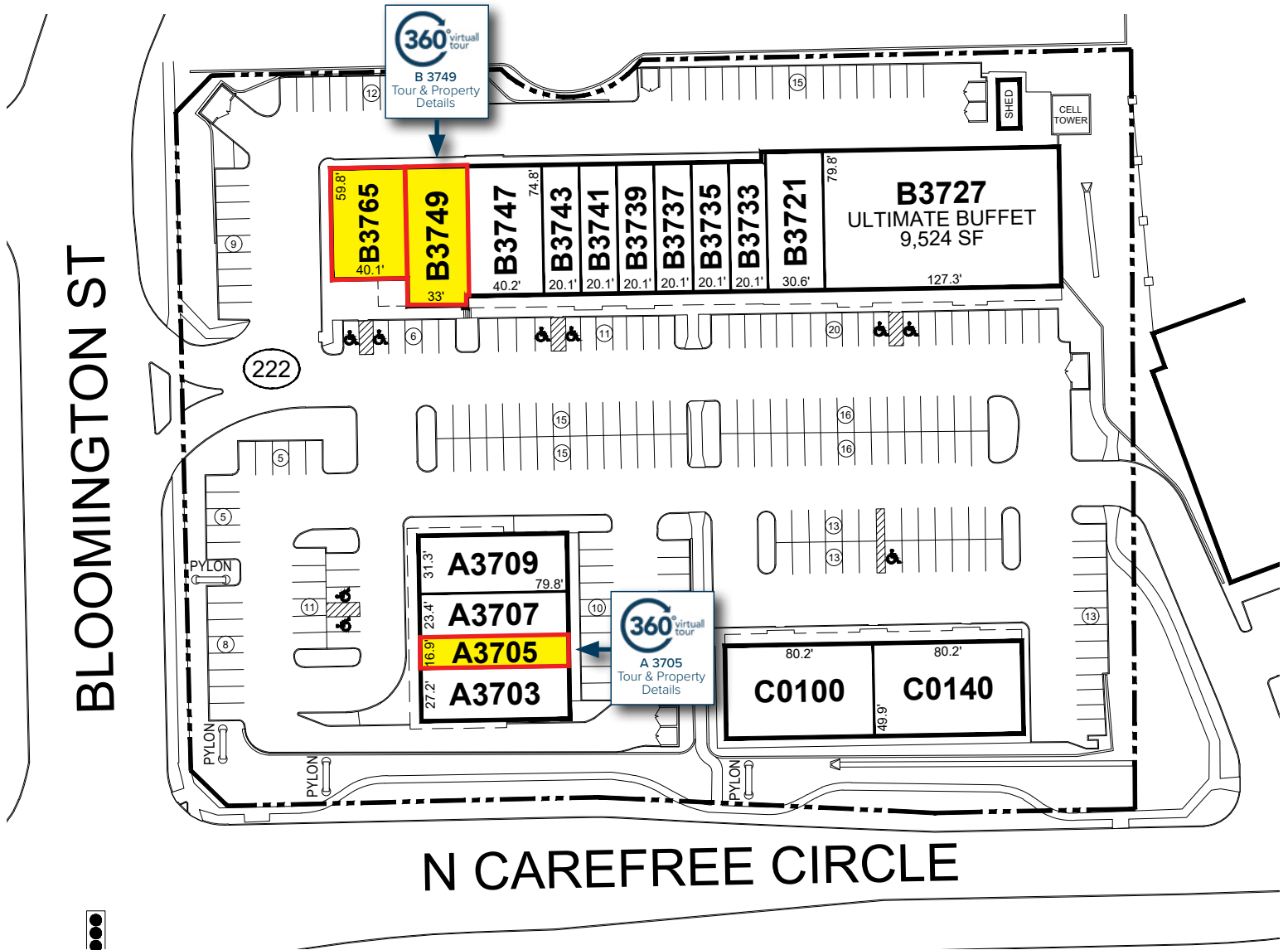
THE  
**RETAIL**  
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SUITE	SF	TENANT	SUITE	SF	TENANT
<b>A 3705</b>	<b>1,345 SF</b>	<b>AVAILABLE</b>	B 3739	1,400 SF	Arham Thai
A 3707	1,867 SF	Mici	B 3741	1,400 SF	Chief Vapor
A 3709	2,500 SF	Qdoba	B 3743	1,400 SF	Sarap!
B 3727	9,705 SF	Ultimate Buffet	B 3745-3747	2,800 SF	Eric & Mia Nail Spa
B 3731	2,287 SF	Sun Studio	<b>B 3749</b>	<b>2,400 SF</b>	<b>AVAILABLE</b>
B 3733	1,400 SF	K-Bop Korean Fusion Cafe	<b>B 3765</b>	<b>2,400 SF</b>	<b>AVAILABLE</b>
B 3735	1,400 SF	Fat Shack	C 3715-100	4,000 SF	Fit Body Boot Camp
B 3737	1,400 SF	Styles Salon	C 3715-140	4,000 SF	All Smiles Dentistry

The Retail Group | 102 N Cascade Ave, Suite 250, Colorado Springs, CO 80903 | t. 719.598.3000 | www.olivereg.com

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