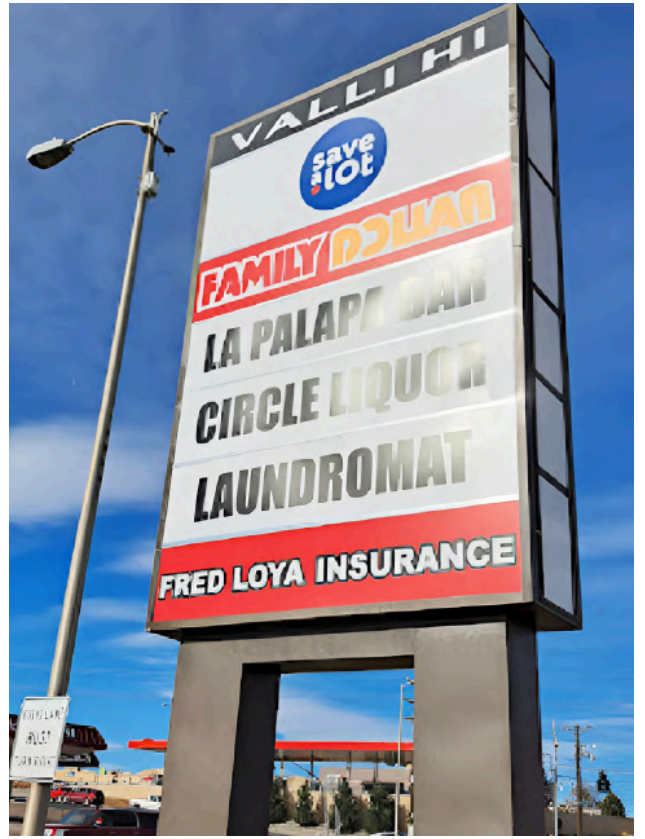


SPACE FOR LEASE

— Mixed Use/Retail

— 2,851 SF Available

— \$14.00/SF NNN



VALLI HI SHOPPING CENTER
405-525 S. CIRCLE DR.



Valli Hi Shopping Center

405-525 S. Circle Dr.
Colorado Springs, CO 80910



Mixed Use/Retail Space
for Lease

PROPERTY DESCRIPTION

Conveniently situated at the bustling intersection of South Circle Drive and Airport Road, Valli Hi Shopping Center offers prime retail and dining spaces in a high-demand area. With effortless access from I-25, the center boasts exceptional signage visibility on Circle Drive, ensuring high foot and vehicle traffic.

Current Tenants: Save a Lot, Family Dollar, EZ Check Cashed, Metro by T-Mobile, Blessed Barbershop, Circle Liquor, Coin Laundry, Fred Loya, Tortilleria Delicias, La Palapa Bar & Grill

LEASING SUMMARY

- Property Size: 52,169
- Available SF: 2,851
- Lease Type: NNN
- NNN: \$6.74/SF
- Monthly Combined Rent: \$4,927.48

Lease Rate: \$14.00/SF

FOR MORE INFO, CONTACT:

Colorado Commercial Real Estate Services
Gosia Bikker | gbikker@cocres.com | 719.464.8019



Available to Lease

SUITE	SQ. FT	PRICE	NOTES
509	2,851	\$14.00/SF NNN	Kitchen and kitchen equipment

FOR MORE INFO, CONTACT:

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Retail Site Location

Valli Hi Shopping Center
405-525 S. Circle Dr.
Colorado Springs, CO 80910



OTHER TENANTS:



FOR MORE INFO, CONTACT:

Colorado Commercial Real Estate Services
Gosia Bikker | gbikker@cocres.com | 719.464.8019

Let's Work Together

Our mission at Colorado Commercial Real Estate Services is to foster mutually beneficial long-term relationships with our owners and tenants alike.



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COLORADO
COMMERCIAL
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**PROPERTY MANAGEMENT
SOLUTION FOR COMMERCIAL
PROPERTY OWNERS IN COLORADO**