

# Retail For Sale/Lease

## Safeway Village at Rockrimmon

710 - 730 Village Center Drive  
Colorado Springs, CO 80919



13540 Northgate Estates Dr, STE 110, Colorado Springs, CO 80921  
o: 719.309.3900 | [www.kcreadvisors.com](http://www.kcreadvisors.com)





# PROPERTY OVERVIEW

## PROPERTY SUMMARY

Welcome to **Safeway Village Rockrimmon**. This neighborhood shopping center is located in the established Rockrimmon community in northwest Colorado Springs. This center is anchored by Safeway and is easily accessible at the intersection of Vindicator Drive and Rockrimmon Blvd.

This is a unique opportunity to own or lease this building in the shopping center.



## PROPERTY SPECIFICATIONS

<b>TOTAL SPACE</b>	7,612 SF
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AVAILABLE SPACE	SQUARE FOOTAGE	LEASE RATE
• 710	3,780 RSF	\$15.00 PSF
• 720	1,420 RSF	\$17.00 PSF
• 728/730	2,412 RSF	\$16.00 PSF

<b>SALE PRICING</b>	<b>CALL BROKER</b>
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<b>OPERATING EXPENSES</b>	\$8.62 PSF (EST. 2025)
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<b>YEAR BUILT/RENOVATED</b>	1984/2015
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<b>ZONING</b>	MX-M HS CU
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# FOR SALE/LEASE



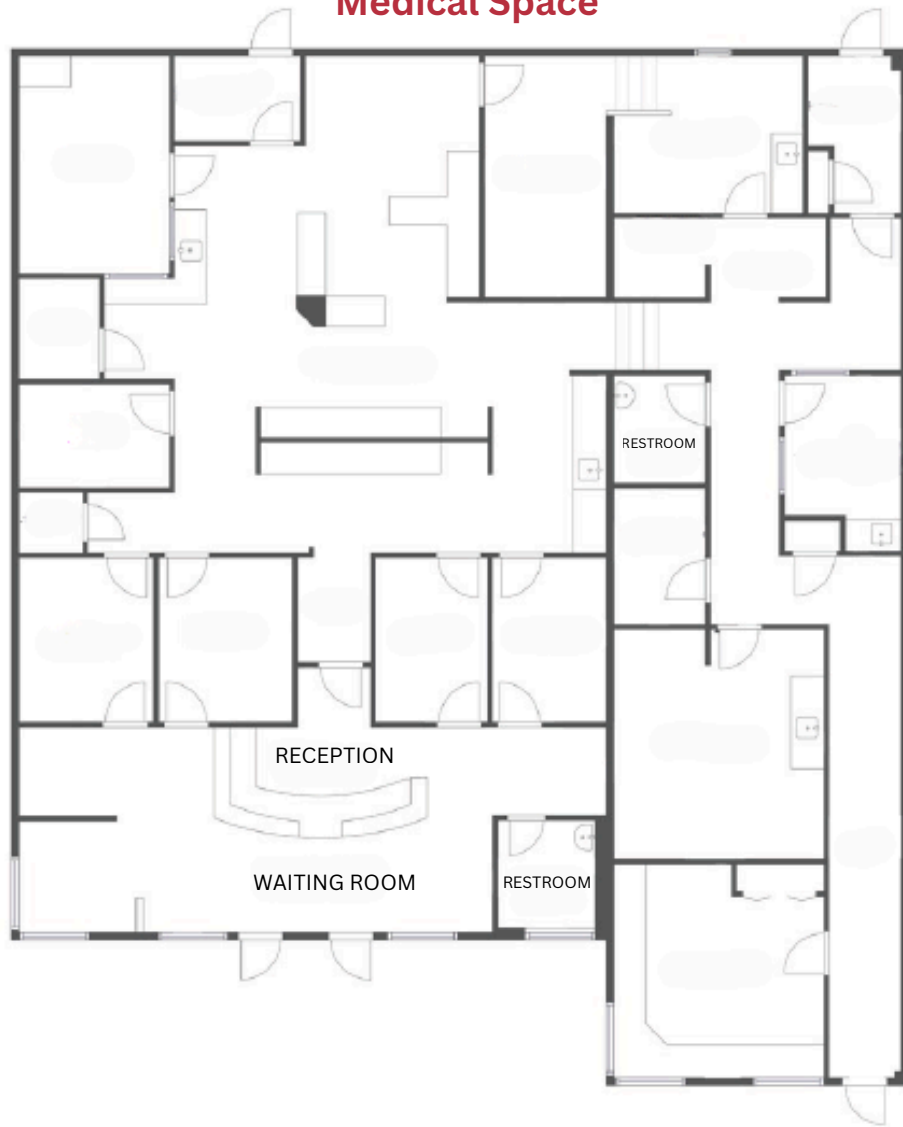
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# SUITE 710 | 3,780 SF

## Medical Space



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# SUITE 728-730 | 2,414 SF



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# DEMOGRAPHICS

**Safeway Village**  
Rockrimmon

Rockrimmon  
Open Space

S. Rockrimmon Blvd.

**Furniture Row**  
shopping centers

INTERSTATE  
**25**

**TRADER  
JOE'S**

**Panera**  
BREAD

**Wendy's**  
OLD FASHION HAMBURGERS

**Starbucks**  
COFFEE & PASTRIES

**WOLFISH**  
GRILL

**Smash  
BURGER**

**BJ's**  
RESTAURANT  
BARBECUES

**COSTCO**  
WHOLESALE

**KOHL'S**

**LOWE'S**

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>2024 POPULATION</b>	9,014	49,267	134,157
<b>HOUSEHOLDS</b>	3,731	20,860	55,881
<b>AVE HH INCOME</b>	\$120,135	\$109,725	\$101,173

## COMBINED TRAFFIC COUNTS

Rockrimmon Blvd S	Vindicator Dr SW	11,314	VPD 2025
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Source: CoStar



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