

RETAIL SPACE FOR LEASE & PADS FOR SALE OR LEASE

Hancock Plaza

2710-2910 S ACADEMY BLVD., COLORADO SPRINGS, CO 80916



Property Description

HANCOCK PLAZA is located in Southern Colorado Springs at the lighted intersection of South Academy Blvd and Hancock Expressway. This shopping center features over 30 stores, including tenants such as: King Soopers, Starbucks, Great Clips, Panda Express, GameStop, Dollar Tree, and Ace Hardware.



Property Summary

SHOPPING CENTER SIZE :	181,420 SF
AVAILABLE SPACES FOR LEASE:	1,205 SF to 3,600 SF
LEASE RATE:	\$18.00-\$25.00 / SF + NNN
NNNs (2025 Est.):	\$4.12 / SF
AVAILABLE PADS FOR SALE OR LEASE:	0.59 - 1.44 Acres
PARKING:	1,185 Spaces 6.54/1,000 SF
ZONING:	PBC AO



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SUITE No.	TOTAL SF	TENANT
2910-100	61,453 SF	King Soopers
2850-100	5,150 SF	Rainbow Apparel
2850-120	3,360 SF	LK Liquor
2850-130	1,580 SF	AVAILABLE
2850-140	1,040 SF	Great Clips
2850-150	1,315 SF	Game Stop
2850-160	1,320 SF	Cricket
2850-170	2,490 SF	Omelets Etc.
2850-180	3,600 SF	AVAILABLE
2810-120	1,420 SF	AVAILABLE
2810-130	2,180 SF	SML Dental Group
2810-140	1,205 SF	Lady Barber
2710-150	1,220 SF	2 Luchos Peruvian Restaurant
2810-160	1,205 SF	AVAILABLE
2760-100	16,200 SF	Dollar Tree
2760-110	25,392 SF	ARC Thrift Store

SUITE No.	TOTAL SF	TENANT
2750-100	3,645 SF	Arc Thrift Store
2750-110	2,498 SF	Taste of Philly
2750-120	1,747 SF	AVAILABLE
2750-130	1,875 SF	AVAILABLE
2750-140	1,215 SF	El Super Taco Annex
2730-130	10,920 SF	ACE Hardware
2710-100	1,215 SF	AVAILABLE
2710-110	960 SF	AVAILABLE
2710-120	1,465 SF	Nails First
2710-130	2,845 SF	Laundry Lounge
2710-140	1,400 SF	Metro PCS
2710-150	1,773 SF	Jimmy John's
2720	2,800 SF	Burger King
2840	4,020 SF	Pizza Hut
2890	1,600 SF	El Super Taco

PAD No.	TOTAL SF	PRICE PER SF
PAD 1	62,726 SF	CONTACT BROKER
PAD 2	25,654 SF	CONTACT BROKER



OLIVE

REAL ESTATE GROUP, INC.

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HANCOCK PLAZA

HANCOCK EXPY.

ACADEMY BLVD.

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TO:
FORT CARSON
ARMY BASE

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