

Retail for Lease

Safeway Marketplace East

2828-3080 North Powers Boulevard
Colorado Springs, CO 80915



PROPERTY SUMMARY

Retail Shopping Center

Now leasing inline retail space at the northwest corner of Powers Boulevard and Constitution Avenue. The center is anchored by Safeway and Kohls. Michaels, Petco, and T-Mobile further strengthen the tenant mix and provide consistent foot traffic. The center is located along the fastest growing retail corridor in Colorado Springs and offers excellent visibility and access.

PROPERTY FEATURES

TOTAL CENTER SIZE 226,989 SF

AVAILABLE	SIZE	LEASE RATE
• Suite 2840	2,315 SF	\$26.00 PSF
• Suite 2914	1,120 SF	\$27.00 PSF
• Suite 2916	1,400 SF	\$27.00 PSF
• Suite 2920	1,600 SF	\$27.00 PSF

OPERATING EXPENSE (Est. 2026) \$9.96 PSF

ZONING PBC/AO

YEAR BUILT 2002



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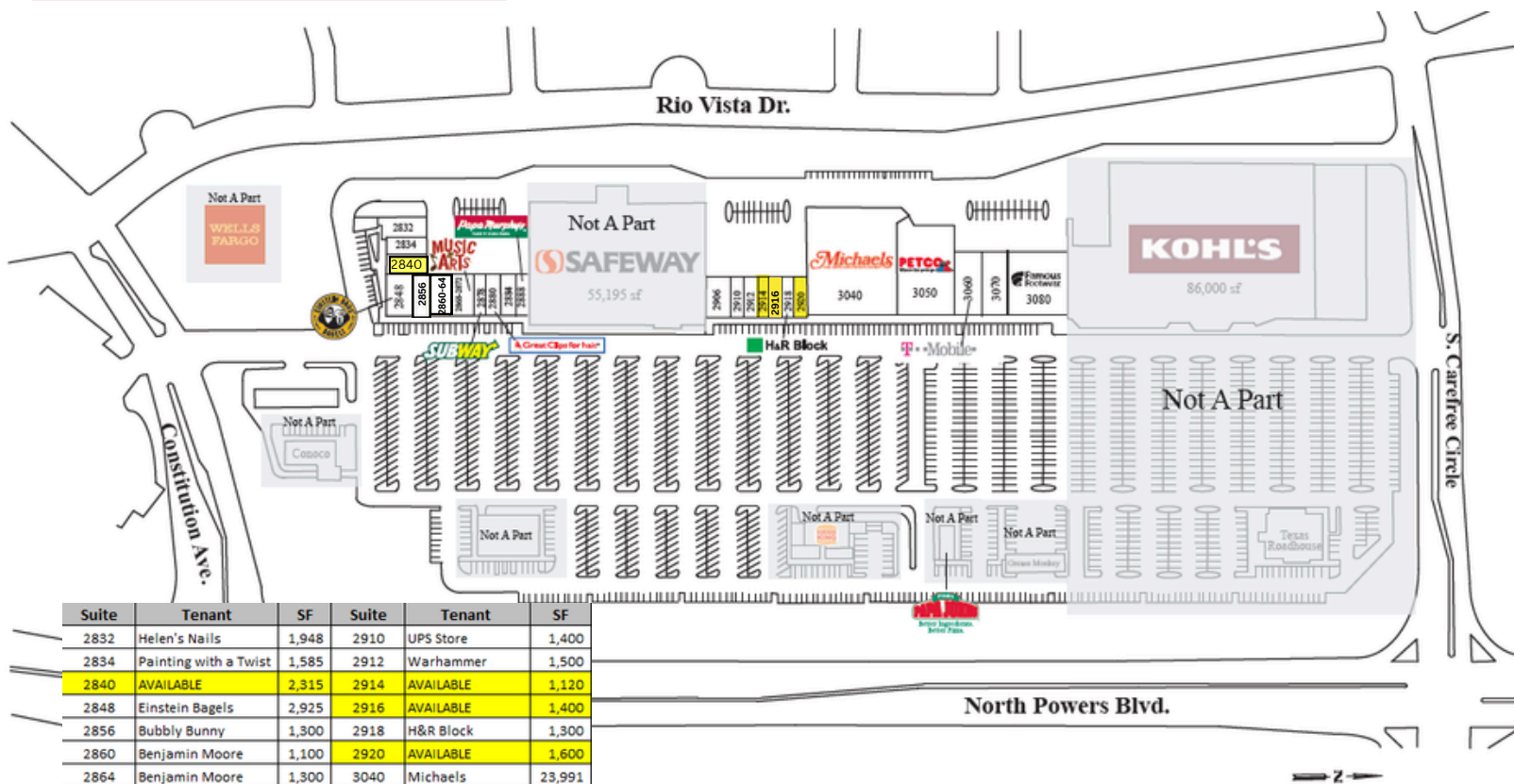
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Suite	Tenant	SF	Suite	Tenant	SF
2832	Helen's Nails	1,948	2910	UPS Store	1,400
2834	Painting with a Twist	1,585	2912	Warhammer	1,500
2840	AVAILABLE	2,315	2914	AVAILABLE	1,120
2848	Einstein Bagels	2,925	2916	AVAILABLE	1,400
2856	Bubbly Bunny	1,300	2918	H&R Block	1,300
2860	Benjamin Moore	1,100	2920	AVAILABLE	1,600
2864	Benjamin Moore	1,300	3040	Michaels	23,991
2868-72	Music & Arts Center	2,762	3050	Petco	13,000
2878	Subway	1,300	3060	TMobile	3,300
2880	Great Clips	1,300	3070	Eyemart Express	4,000
2884	Vapor Source	1,300	3080	Famous Footwear	10,000
2888	Papa Murphy's	1,300	NAP	Safeway	55,195
2906	J&K Liquors	2,748	NAP	Kohls	86,000

Landlord makes no representation that any of the above tenants or building configurations will exist now or in the future. Tenants depicted may be proposed and may not actually occupy the proposed buildings. The dimensions and square footage shown are estimates only and not guaranteed.



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2024 POPULATION	11,009	111,083	256,814
HOUSEHOLDS	4,453	43,798	101,068
AVE HH INCOME	\$93,385	\$88,883	\$88,630

COMBINED TRAFFIC COUNTS

Constitution Ave	N Powers Blvd East	22,995	VPD	2022
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*Sourced by CoStar

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