



Prime Retail Space Available at Centennial Commons Center

Discover a premier retail opportunity in one of Colorado Springs' most sought-after commercial corridors. Located at the bustling intersection of Garden of the Gods Road and Centennial Boulevard, Centennial Commons Center offers unmatched visibility, convenience, and value.

Key Features:

- High foot traffic and strong area demographics
- Updated exterior façade with attractive curb appeal
- Ample on-site parking for customers and staff
- Prominent tenant signage on a large marquee
- Smooth and accessible ingress/egress from Garden of the Gods and Centennial

Why Choose Centennial Commons Center?

- Highly competitive lease rates
- Low operating expenses (NNNs)
- Responsive, tenant-focused management
- Managed by London Group Commercial

Whether you're launching a new concept or expanding your retail footprint, this space presents an exceptional opportunity to grow your business in a thriving, high-visibility location.

Now Leasing - Schedule Your Tour Today

The information contained herein is from sources believed to be reliable, however, London Group Commercial makes no guarantees, warranties, or representations as to the accuracy thereof. Prices, terms, and information are subject to change.



Address: 4703 Centennial Boulevard, Colorado Springs, CO 80919

RSF: Suite 100, 1,227 RSF, Suite 110, 1,227 RSF, Suite 120, 1,333 RSF

Initial Base Rent Lease Rate: \$20.00 PSF Annually

Lease Type: Base Rent Plus Operating Expenses and Reserves

Tenant Improvement Allowance: Negotiable

Proportionate Share: See attached floor plan

2026 Estimated Expenses: \$6.56 PSF Annually (includes reserves)

Gross Shopping Center Building Size: 57,644 SF

Parking: 242 Onsite / 4.2 Spaces Per 1,000 SF

City Zoning: PBC (Planned Business Center)

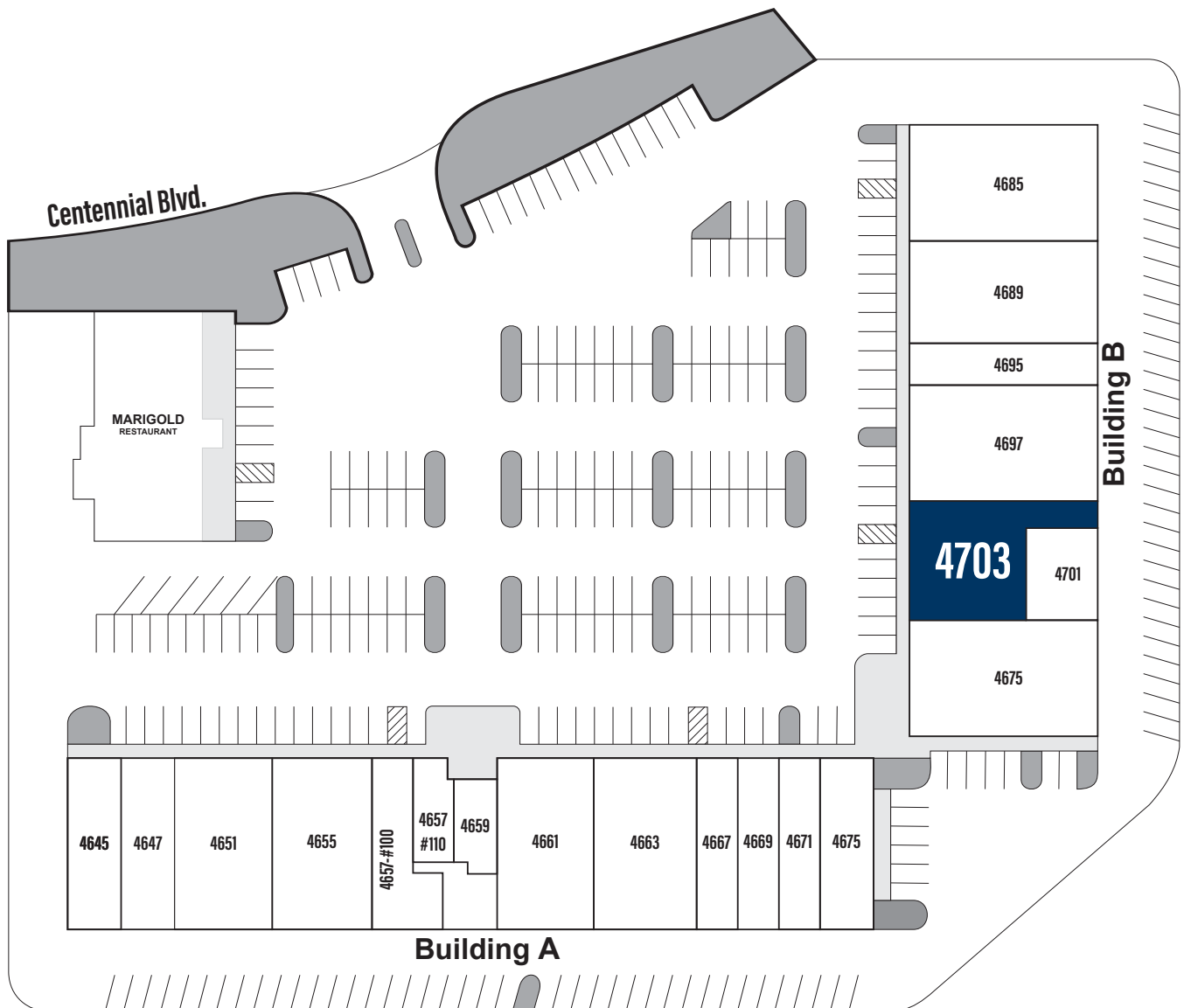
Estimated Availability: Immediate

Contact Information:

Jim Zorman | t 719.277.0700 | c 719.233.2325 | jim@londoncommercial.com

PO Box 1455 | Colorado Springs, CO 80901 | www.londoncommercial.com

CENTENNIAL COMMONS SHOPPING CENTER UNIT SITE PLAN



CENTENNIAL COMMONS SHOPPING CENTER UNIT 4703 FLOOR PLANS



Contact Information:

Jim Zorman | t 719.277.0700 | c 719.233.2325 | jim@londoncommercial.com

PO Box 1455 | Colorado Springs, CO 80901 | www.londoncommercial.com