

FORMER HAIR SALON SPACE FOR LEASE

Palmer Park Supercenter

1580 SPACE CENTER DRIVE | COLORADO SPRINGS, CO 80915



PALMER PARK SUPERCENTER is a neighborhood retail center located along the highly trafficked Powers Boulevard corridor in Colorado Springs. The property offers strong visibility, signalized access at Palmer Park Boulevard and Space Center Drive, and established co-tenancy within a dense residential trade area. Shadow-anchored by Walmart, the center benefits from consistent daily traffic and proximity to major employers, including Peterson Space Force Base.

- Shadow-anchored by Walmart Supercenter
- High visibility along Powers Blvd
- Signalized, full-movement access
- Building signage
- Dense surrounding residential population
- Nearby major employment drivers
- Strong daily traffic counts
- Established mix of service, food, and specialty retail tenants

BUILDING SIZE:	23,564 SF <i>Source: El Paso County Assessor</i>
LOT SIZE:	2.5 Acres
AVAILABLE SPACE:	Suite 102: 1,300 SF <i>Former Hair Salon</i>
LEASE RATE:	Call Broker for Pricing
NNN EXPENSES:	\$10.38 / SF (2026 Est.)
YEAR BUILT:	2003
ZONING:	MX-M CU AO SS
PARKING:	115 Spaces (5/1,000 SF) Walmart cross-easement

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a division of OLIVE REAL ESTATE GROUP

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The Retail Group | 102 N Cascade Ave, Suite 250, Colorado Springs, CO 80903 | t. 719.598.3000 | www.olivereg.com

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