



Cheyenne Mountain Shopping Center Target Anchored

www.krattcommercialproperties.com

Location: SWC of Lake Ave at Cheyenne Mountain Blvd

Space Available & Rent Rate
 Unit J - 1,325 SF - \$30.00/SF
 Unit I - 1,075 SF - \$30.00/SF

NNN (2023 Estimate) \$8.13/SF NNN

Major Tenants: *Target, OfficeMax, PetCo, Starbucks, Mattress Firm, America's Best Contacts & Eyeglass, GNC, Hand & Stone Massage & Facial Spa, Sally Beauty Supply, UPS Store, Subway and more!*

Traffic Counts:
 I-25 and Lake Avenue/S Circle Drive
 94,000 cpd (2020 Est.)
 Lake Avenue and E. Cheyenne Road
 27,000 cpd (2018 Est.)
 Lake Avenue and Tenderfoot Hill Street
 45,355 cpd (2020 Est.)



Demographics

	1 Mile	3 Mile	5 Mile
Population			
2020 Est. Population	7,191	90,783	217,317
Households			
2020 Est. Avg. HH Income	\$59,064	\$67,690	\$66,892

Source: 2020 US Census, All Rights Reserved, Alteryx, Inc.





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Suite	Tenant	Suite	Tenant
1630	Target	Unit: I	AVAILABLE 1,075 SF
1640	OfficeMax	1670	Sally Beauty Supply
Unit: N2	Hand & Stone Massage & Facial Spa	1670	GNC
1670	Mattress Firm	1670	The Front Pizza Wine & More
1670	Olde World Bagel	Unit: D	Lotus Salon
1670	America's Best Contacts & Eyeglasses	1670	Subway
1670	Skyline Nails & Spa	1670	UPS Store
Unit: J	AVAILABLE 1,325 SF		

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