

# Shoppes at Mountain Shadows

### Location:

6892-6894 CENTENNIAL BLVD  
COLORADO SPRINGS, CO 80919  
CENTENNIAL BLVD & VINDICATOR DR

### Available Space:

UNIT 6892 - 1,250 SF

### Lease Rate:

\$20.00/SF NNN  
NNN = \$7.58/SF (2019 ESTIMATE)

### Zoning:

PBC (PLANNED BUSINESS PARK)

### Traffic Count:

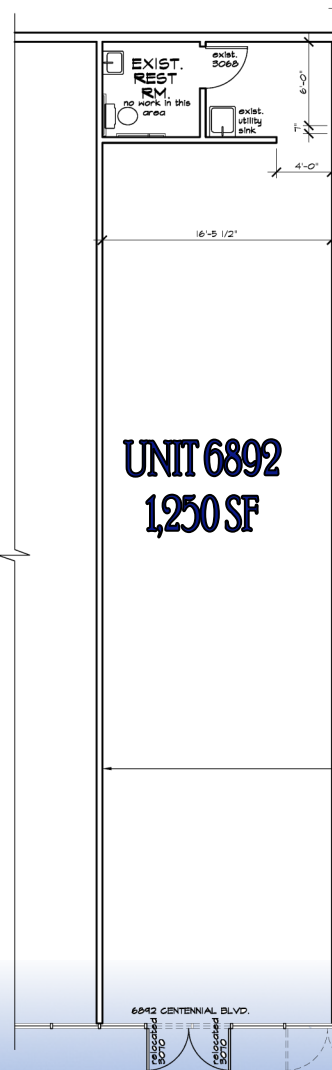
17,000 CPD EST. ON CENTENNIAL  
15,000 CPD EST. ON VINDICATOR

### Population:

(2015 ESTIMATE)  
1 MILE.....8,390  
3 MILES.....31,814  
5 MILES.....83,250

### Average HH Income:

(2015 ESTIMATE)  
1 MILE.....\$110,731  
3 MILES.....\$101,927  
5 MILES.....\$81,100



### Surrounding Businesses:

- JOSH & JOHN'S ICE CREAM
- WALGREENS
- PAPA MURPHY'S
- SUBWAY
- ENT FEDERAL CREDIT UNION
- CENTENNIAL ANIMAL HOSPITAL
- MOUNTAIN SHADOWS LIQUOR
- PIKES PERK COFFEE & TEA HOUSE



Manny San Fernando  
manny@krattcommercialproperties.com

