RETAIL & OFFICE SPACE FOR LEASE



THE MARKET AT SPRING CREEK

1640 S. Circle Drive, Colorado Springs, CO 80910

PROPERTY FEATURES

Ongoing property improvements including parking lot repairs, painting, new lighting, signage, and more.

Easy access to major highways.

Major national anchor tenant , Gordon Food Services.

LEASING INFORMATION

Asking Rates:	Call for details.
Est. NNN (2026):	$4.00
Lease Terms:	3-5 year leases.
Max. Contiguous:	12,000 Sq. Ft.
Minimum Sq. Ft.:	500 Sq. Ft.

Explore More Western Centers Leasing Opportunities!

DEMOGRAPHICS (2026)

POPULATION	**1 MILE:**	16,501
	3 MILES:	124,565
	5 MILES:	247,815
HOUSEHOLDS	**1 MILE:**	6,520
	3 MILES:	50,773
	5 MILES:	99,079
HOUSEHOLD INCOME (MEDIAN)	**1 MILE:**	$76,075
	3 MILES:	$77,675
	5 MILES:	$90,379

WESTERN CENTERS
10555 E. DARTMOUTH AVE. SUITE 360
AURORA, CO 80014

WESTERN CENTERS INC

303.306.1000
LEASING@WESTERNCENTERS.COM
WWW.WESTERNCENTERS.COM

MARKET AT SPRING CREEK

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SUITE	TENANT	SQ. FT.
1530	AVAILABLE	12,000
1640	AVAILABLE	500
1650	AVAILABLE	1,600
1652	Community Anchor Academy	6,050
1654	EZ Pawn Colorado	6,100
1660	Gordon Food Services	65,280
1710	AVAILABLE	2,410
1712	Yong's Korean Kitchen	1,400
1714	AVAILABLE	1,495
1716	Mesa Liquors	2,723
1720	AVAILABLE	2,000
1722	AVAILABLE	1,254
1724-1726	Luxe Boutique and Beauty Supply & D+P Postal, Etc.	2,480
1728	AVAILABLE	1,229
1750	Tacos Express	803

SITE MAP



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