



Overview

Two prime spaces are now available at Valli Hi Shopping Center, strategically located at South Circle Drive and Airport. Road with strong visibility, prominent signage, and easy access to I-25. This high-traffic center is anchored by Save A Lot, Family Dollar, and other strong tenants.

Suite 509 offers 2,851 SF and features a 2nd generation commercial kitchen, making it ideal for a restaurant or food service use.

Suite 429 is a 2nd generation barbershop/salon with a storefront glass entrance. The space is 1,237 SF and could be converted for most retail uses.

Contact us today to learn more or to schedule a private showing.

Highlights

- High-traffic Intersection
- Flexible MX-M Zoning
- Suite 509: 2nd Generation Kitchen
- Anchored by Save A Lot & Family Dollar
- Ample surface parking
- Suite 429: 2nd Generation Barbershop/Salon

Property Details



Lease Rate
\$16.00 SF/YR (NNN)



NNN
\$6.74 PSF



Space Available
1,237 - 2851 SF



Zoning
MX-M

Rev: January 22, 2026



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Valli Hi Shopping Center

405-525 SOUTH CIRCLE DR, COLORADO SPRINGS, COLORADO 80910



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Our Network Is Your Edge

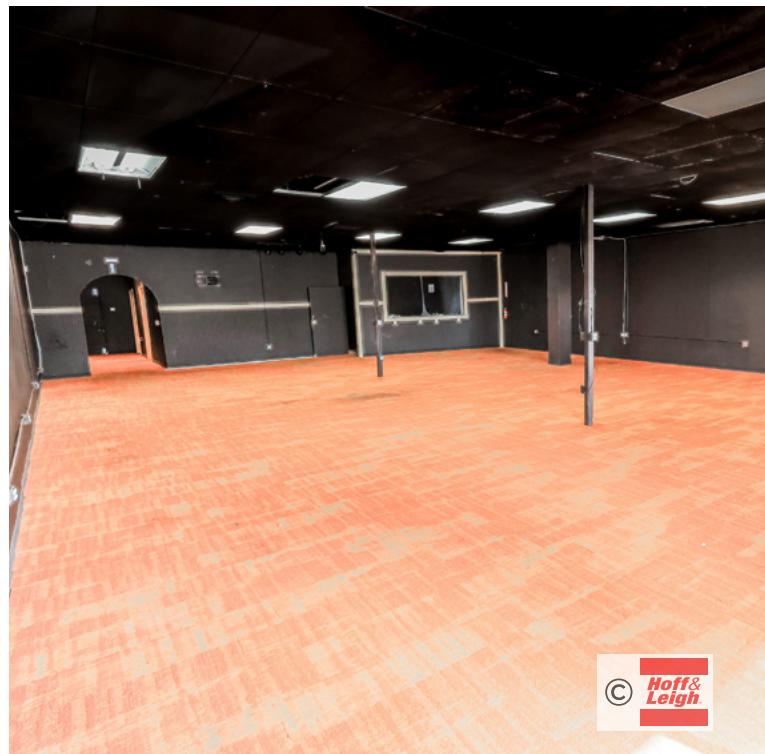
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405 S Circle Dr, Colorado Springs, Colorado, 80910

DEMOGRAPHICS



126,684
Population



35.0
Median Age



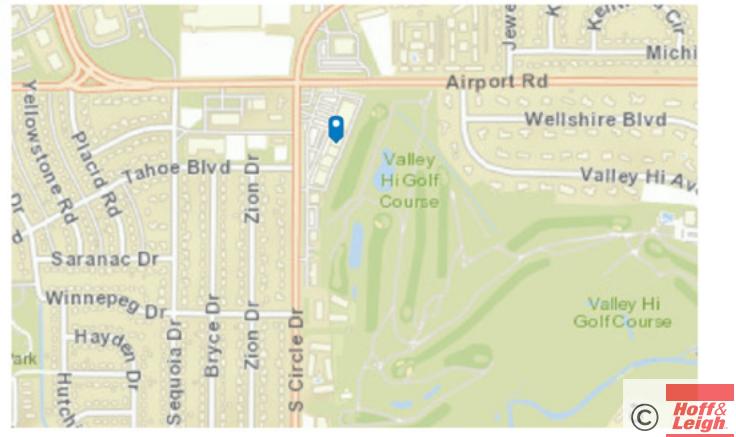
2.3
Average
Household Size



\$62,526
Median Household
Income

TRAFFIC COUNT

Cross street	VPD	Distance
Airport Rd	29,000	0.1
Eastlake Blvd	11,552	0.1
Valley Hi Ave	15,407	0.1
Tahoe Blvd	25,900	0.1
Airport Rd	26,607	0.1



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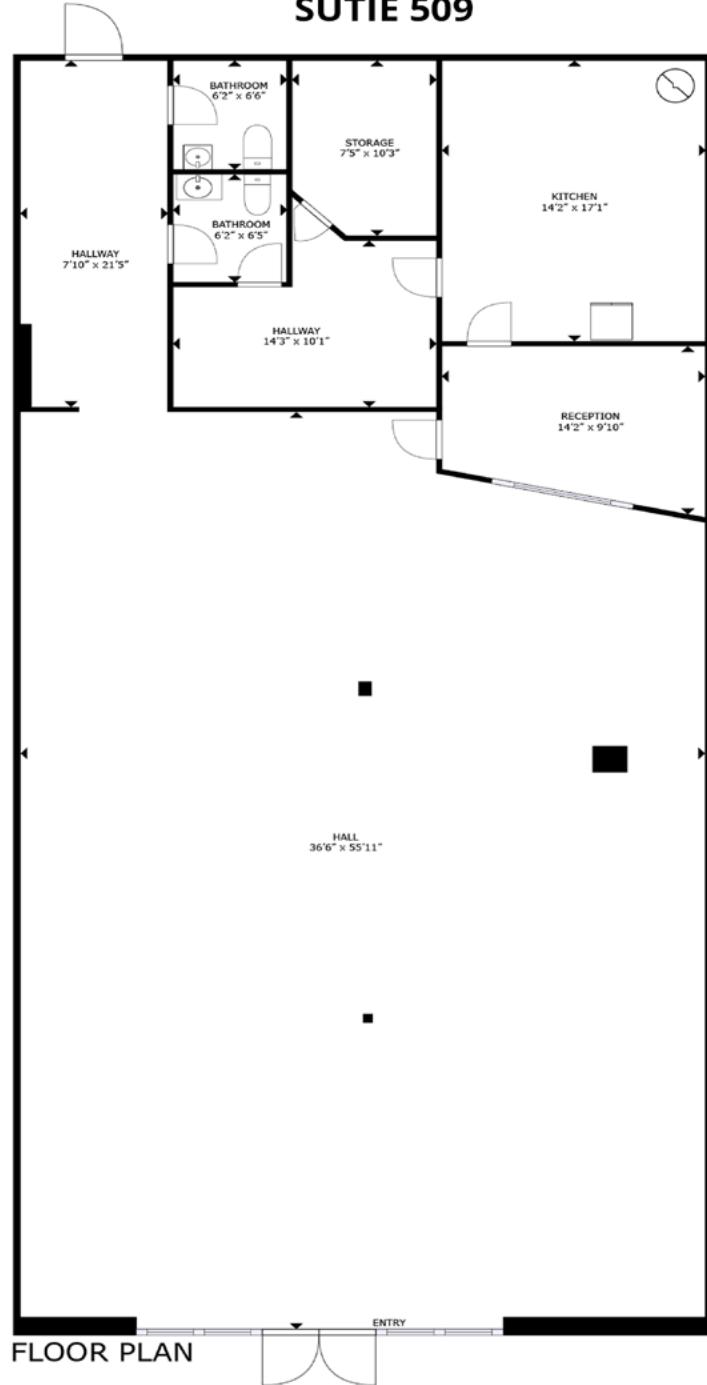
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405 - 525 South Circle Drive,
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SUTIE 509



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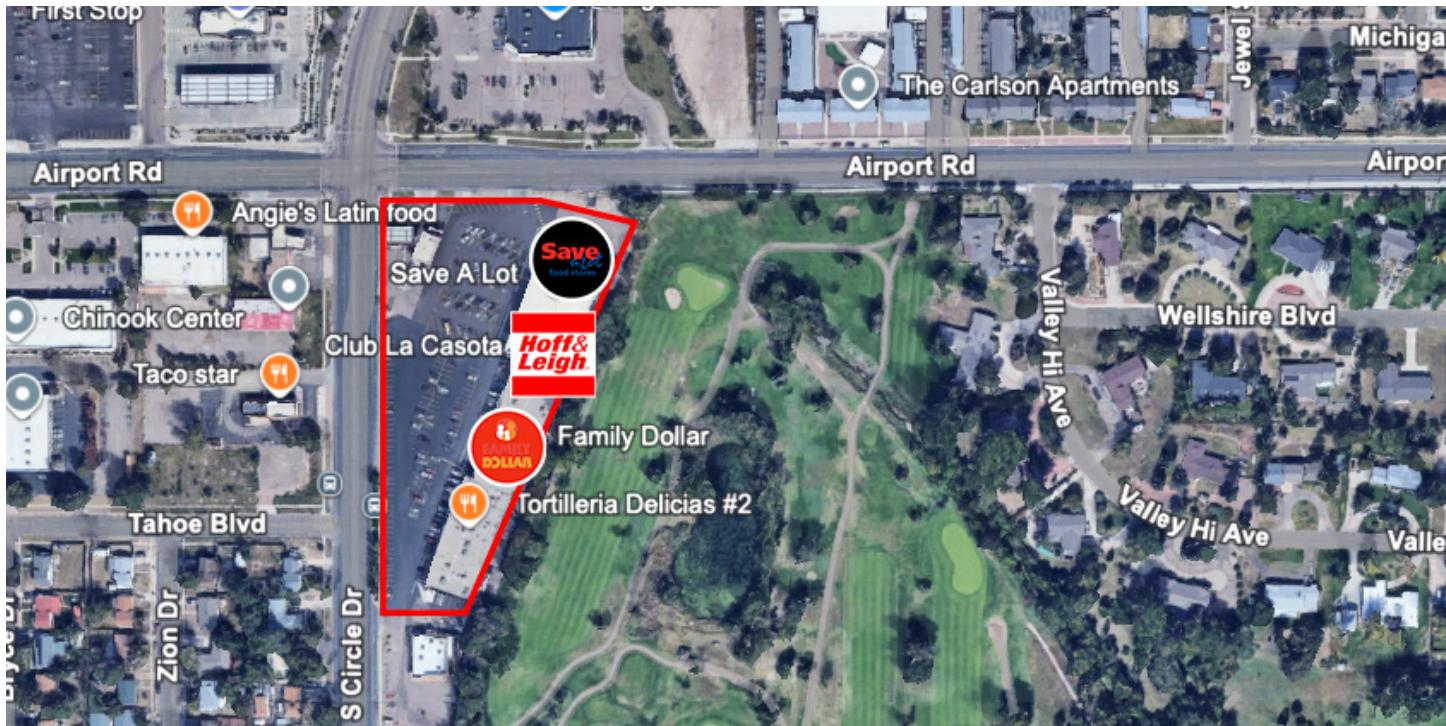
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