

Valli Hi Shopping Center

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



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 425 provides 860 SF, perfectly suited for boutique retail or professional office users.

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

Highlights

- High-traffic Intersection
- Flexible MX-M Zoning
- 2nd Generation Kitchen
- Anchored by Save A Lot & Family Dollar
- Ample surface parking

Property Details



Lease Rate

\$16.00 SF/YR (NNN)



NNN

\$6.74 PSF



Space Available

860 - 2851 SF



Zoning

MX-M

Rev: August 22, 2025

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



Chris Myers

C: 719.650.4627

O: 719.630.2277

CMyers@HoffLeigh.com



Guy Cox

C: 719.357.7494

O: 719.630.2277

GCox@HoffLeigh.com

Valli Hi Shopping Center

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



Rev: August 22, 2025

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



Chris Myers

C: 719.650.4627

O: 719.630.2277

CMyers@HoffLeigh.com



Guy Cox

C: 719.357.7494

O: 719.630.2277

GCox@HoffLeigh.com

Valli Hi Shopping Center

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



Rev: August 22, 2025

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



Chris Myers

C: 719.650.4627

O: 719.630.2277

CMyers@HoffLeigh.com



Guy Cox

C: 719.357.7494

O: 719.630.2277

GCox@HoffLeigh.com

Valli Hi Shopping Center

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

405 S Circle Dr, Colorado Springs, Colorado, 80910

DEMOGRAPHICS



126,684
Population



35.0
Median Age



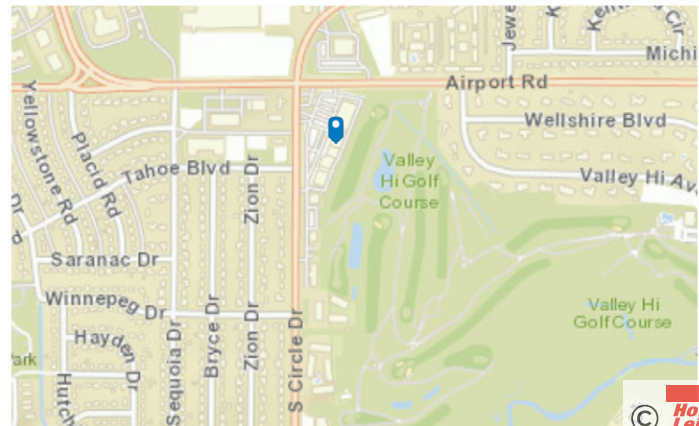
2.3
Average
Household Size



\$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



Rev: August 22, 2025

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



Chris Myers

C: 719.650.4627
O: 719.630.2277
CMyers@HoffLeigh.com



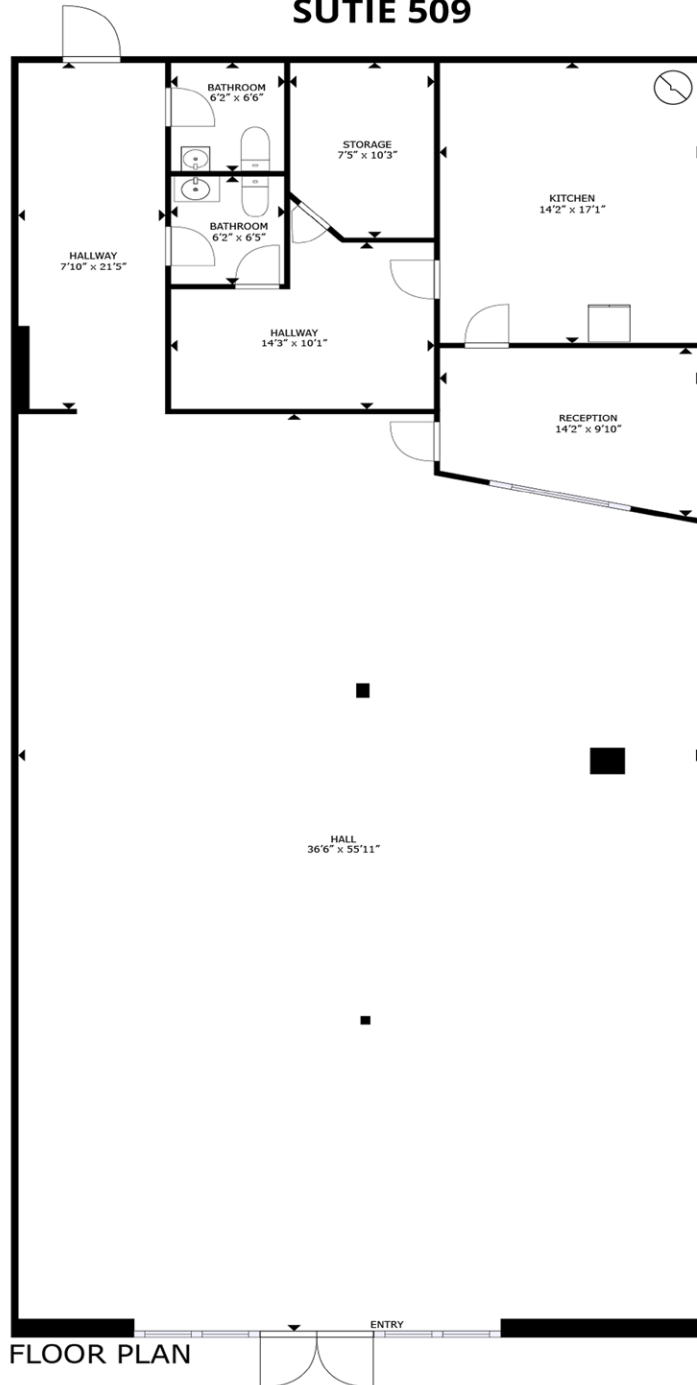
Guy Cox

C: 719.357.7494
O: 719.630.2277
GCox@HoffLeigh.com

Valli Hi Shopping Center

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

405 - 525 South Circle Drive,
Colorado Springs, CO 80910
SUTIE 509



Rev: August 22, 2025



Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



Chris Myers

C: 719.650.4627

O: 719.630.2277

CMyers@HoffLeigh.com



Guy Cox

C: 719.357.7494

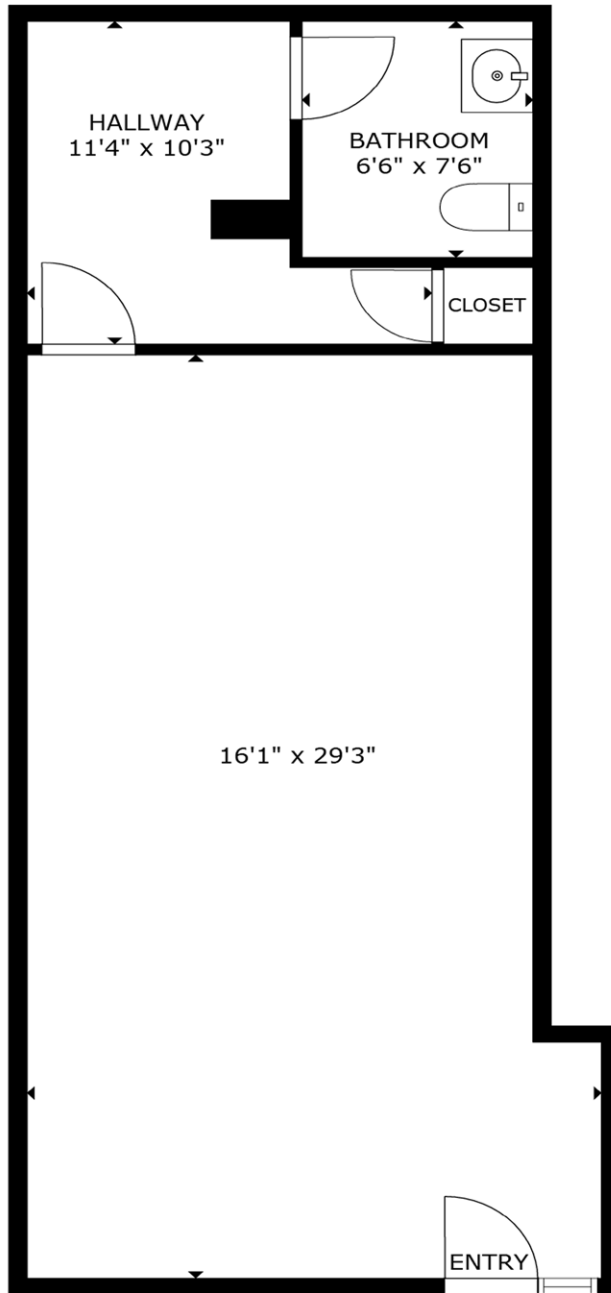
O: 719.630.2277

GCox@HoffLeigh.com

Valli Hi Shopping Center

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

405 - 525 South Circle Drive,
Colorado Springs, CO 80910
SUTIE 425



FLOOR PLAN



Rev: August 22, 2025



Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



Chris Myers

C: 719.650.4627

O: 719.630.2277

CMyers@HoffLeigh.com



Guy Cox

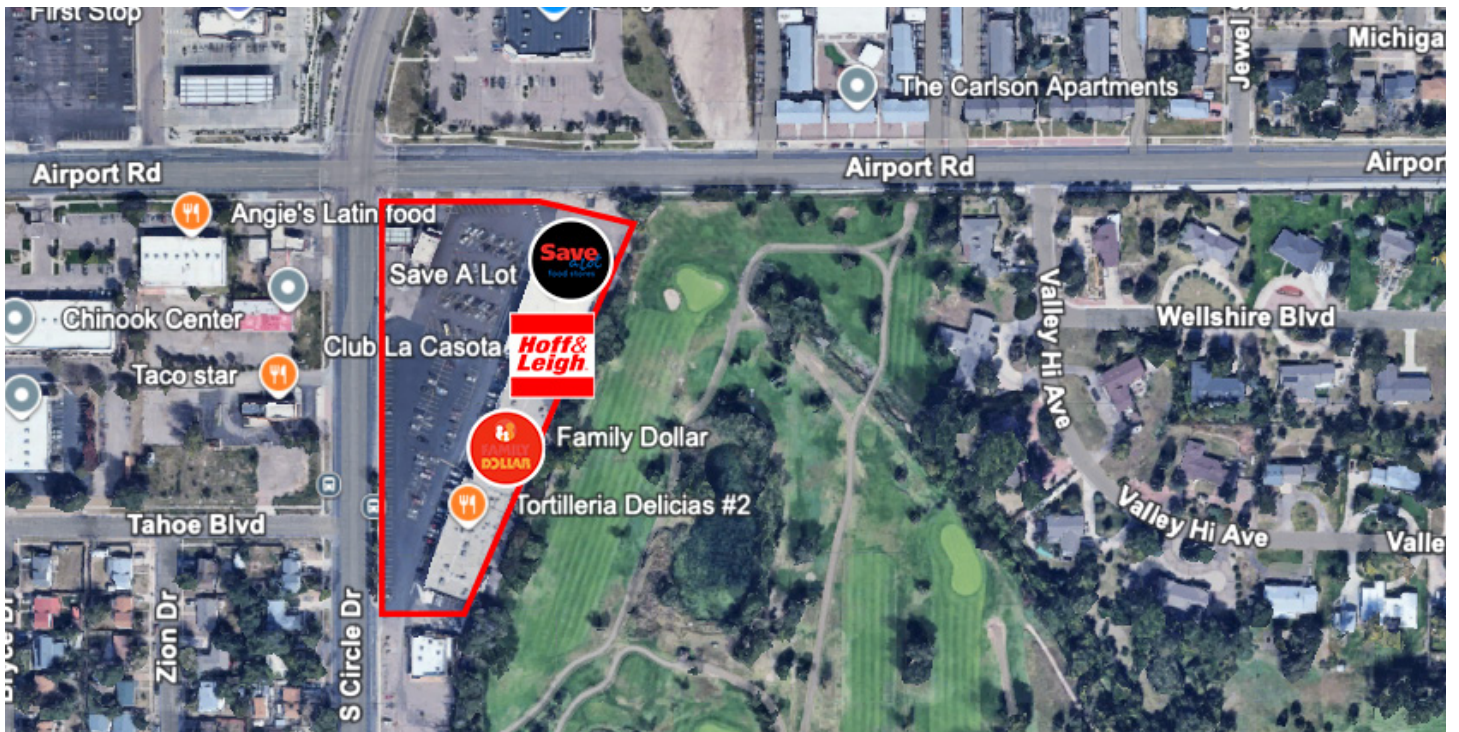
C: 719.357.7494

O: 719.630.2277

GCox@HoffLeigh.com

Valli Hi Shopping Center

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



Rev: August 22, 2025

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



Chris Myers

C: 719.650.4627

O: 719.630.2277

CMyers@HoffLeigh.com



Guy Cox

C: 719.357.7494

O: 719.630.2277

GCox@HoffLeigh.com