

RETAIL/RESTAURANT FOR LEASE

DOWNTOWN RETAIL BUILDING

206 N. TEJON STREET, COLORADO SPRINGS, CO 80903



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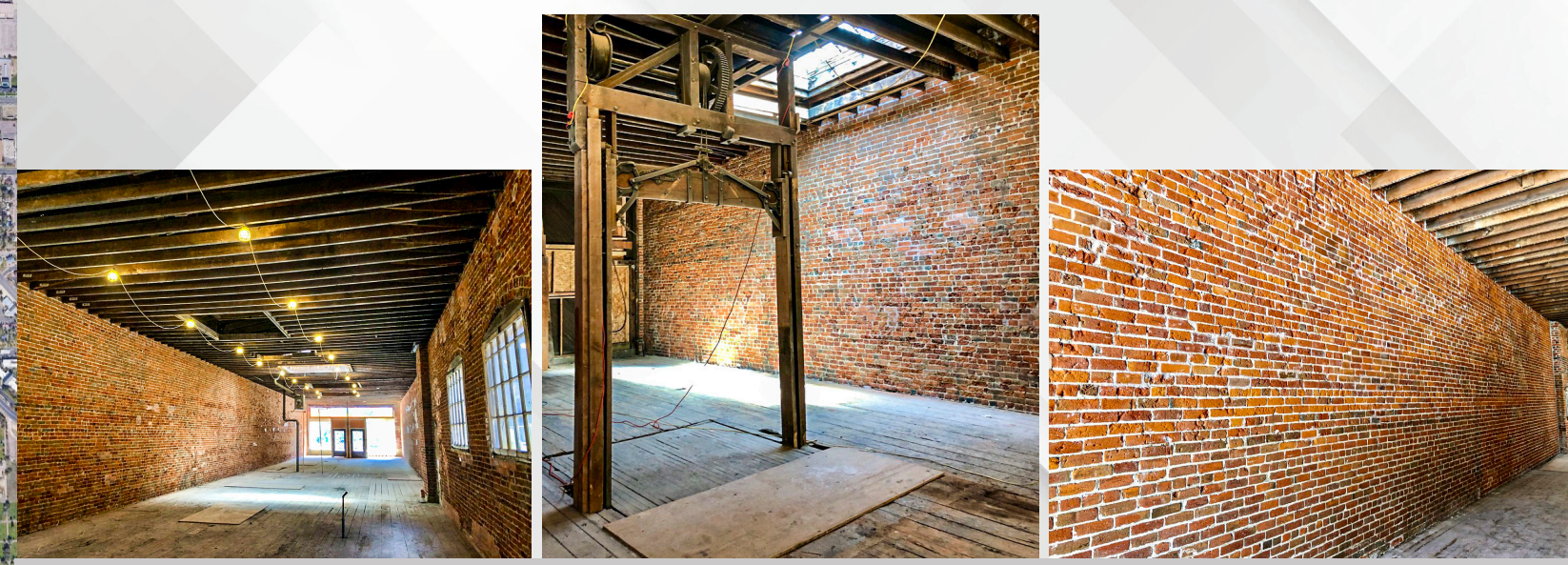


Demographics			
	1 Mile	3 Mile	5 Mile
Population			
2019 Est. Population	11,824	96,999	225,433
Households			
2019 Est. HHs	5,263	46,628	100,072
2019 Est. Avg. HH Income	\$52,905	\$60,957	\$67,590
Drive Times			
	5 Min	10 Min	15 Min
2019 Est. HHs	7,389	63,898	138,612
2019 Est. Avg HH Income	\$58,816	\$63,697	\$74,127
Age Diversity			
29 or younger	16.2%		
30 - 54	59.5%		
55 or older	24.3%		

Source: 2019 US Estimate, All Rights Reserved, Alteryx, Inc.



Space Available: 3,750 SF + Full Basement **Dimensions:** 25'W x 150'L **Ceiling Height:** 14' **Lease Rate:** \$38.00 + Expenses
Year Built: 1900' **City Parking Garage:** 305 Spots(Behind Property on Cascade Ave)



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COLORADO SPRINGS is the second-largest city in the state of Colorado and is the county seat of El Paso County. With the region's population growing over 11% in the past 8 years, El Paso County is the fastest growing county in the state of Colorado. Population estimates from the U.S. Census Bureau, released in 2017, shows Colorado Springs with a population of 464,474 making it the 40th largest city in the country. It is situated at the Rocky Mountain's Front Range, with the iconic Pikes Peak rising 14,115 feet just above of the city, and rolling plains extending to the east. Colorado Springs is located 70 miles south of Denver with easy access to Denver International Airport. Colorado Springs is home to many iconic assets including U.S. Olympic Museum, United States Olympic & Paralympic Committee, 23 Olympic National Governing Bodies, 5 military installations, University of Colorado, Colorado Springs, Colorado College, and the National Cybersecurity Center.

AWARDS & RANKINGS - 2019

- **No. 1** - U.S. News & World Report, **Most Desirable Place to Live**
- **No. 1** - U.S. News & World Report, **Best Place to Live for Young Professionals**
- **No. 2** - CompTIA, **City IT Workers Want to Move To**
- **No. 2** - WalletHub, **Best Large City for First-time Homebuyers**
- **No. 2** - Sperling's, **Best Small Metro for Teleworking**
- **No. 3** - U.S. News & World Report, **Best Place to Live**
- **No. 3** - NAR, **Hottest Housing Market for Next 3-5 Years**
- **Top 4 Cities That Will be the Next Dream Outdoor Hub**, Outside Magazine
- **No. 5** - WalletHub, **Best City for Jobs**
- **No. 6** - VeteransUnited.com, **Best Place to Live for Veterans**
- **No. 7** - Realtor.com, **7 Hottest Housing Market for 2020**
- **No. 8** - Resonance Consultancy, **America's Best Small City**
- **No. 12** - WalletHub, **Most Educated City in America**
- **No. 19** - Bid-on-Equipment, **Best City to Open a Brewery**
- **No. 19** - Forbes, **Best Place for Business and Careers**

QUICK FACTS

- **Population**
 - o City / 464,474
 - o County / 715,000
 - o MSA / 740,000
- **Major Economic Drivers:**
 - o Defense Industry
 - o Military Installations
 - o Technology
 - o Sports & Recreation
 - o Cyber Security
 - o Health Care
 - o University of Colorado
 - o Tourism

EDUCATION

Top 5 Largest Universities and Colleges:

- **Colorado Technical University**
 - o 25,517 students
- **Pikes Peak Community College**
 - o 13,275 students
- **University of Colorado at Colorado Springs**
 - o 12,932 students
 - o Major expansions plans have university growing to 35,000 students
- **United States Air Force Academy**
 - o 4,336 students
- **Colorado College**
 - o 2,118 students



2020 STATE OF DOWNTOWN HIGHLIGHTS:

- (Source: Downtown Partnership of Colorado Springs)
- \$1,455,828,015 in new investment Downtown from 2013-2019; 68 percent growth in new investment YOY from 2018-2019
 - More than 600 new residential units delivered downtown since 2016, over 1,200 new units currently in the development pipeline
 - Retail trade area of more than 225,000 people within 10-minute drive time of Downtown
 - Over \$400 million in annual gross sales at Downtown restaurants and retail stores
 - Over 600 new hotel rooms currently under construction Downtown (this does not include the recently opened Hilton Garden Inn with 168 rooms)
 - A daytime workforce of nearly 29,000 Downtown employees (and growing!)

ACACIA PARK

The City of Colorado Springs has proposed plans for Acacia Park to be apart of a \$2 million revitalization for downtown city parks to honor the city's 150-year anniversary in 2021. The City has secured designated tax revenue to revamp these parks, which will now be home to dog parks, permanent ice rink, play structures, food/beverage kiosks, amphitheater and much more.



LOCATED IN CENTRAL BUSINESS DISTRICT

- Within .5 mile radius of:**
- Olympic Museum – Estimated 350,000 visits per year
 - Switchbacks/Weidner Stadium, 10,000 seats, estimated 250,000 visits per year; opening 2021
 - America the Beautiful Park
 - Pikes Peak Center for the Performing Arts
 - 3,400+ seat Colorado College Hockey Arena opening 2021
 - U.S. Olympic Headquarters and U.S. Olympic & Paralympic Committee

