

END CAP RESTAURANT

Marriott Dual Branded Hotel

402 S. Tejon Street, Colorado Springs, CO 80903



a division of OLIVE REAL ESTATE GROUP, INC

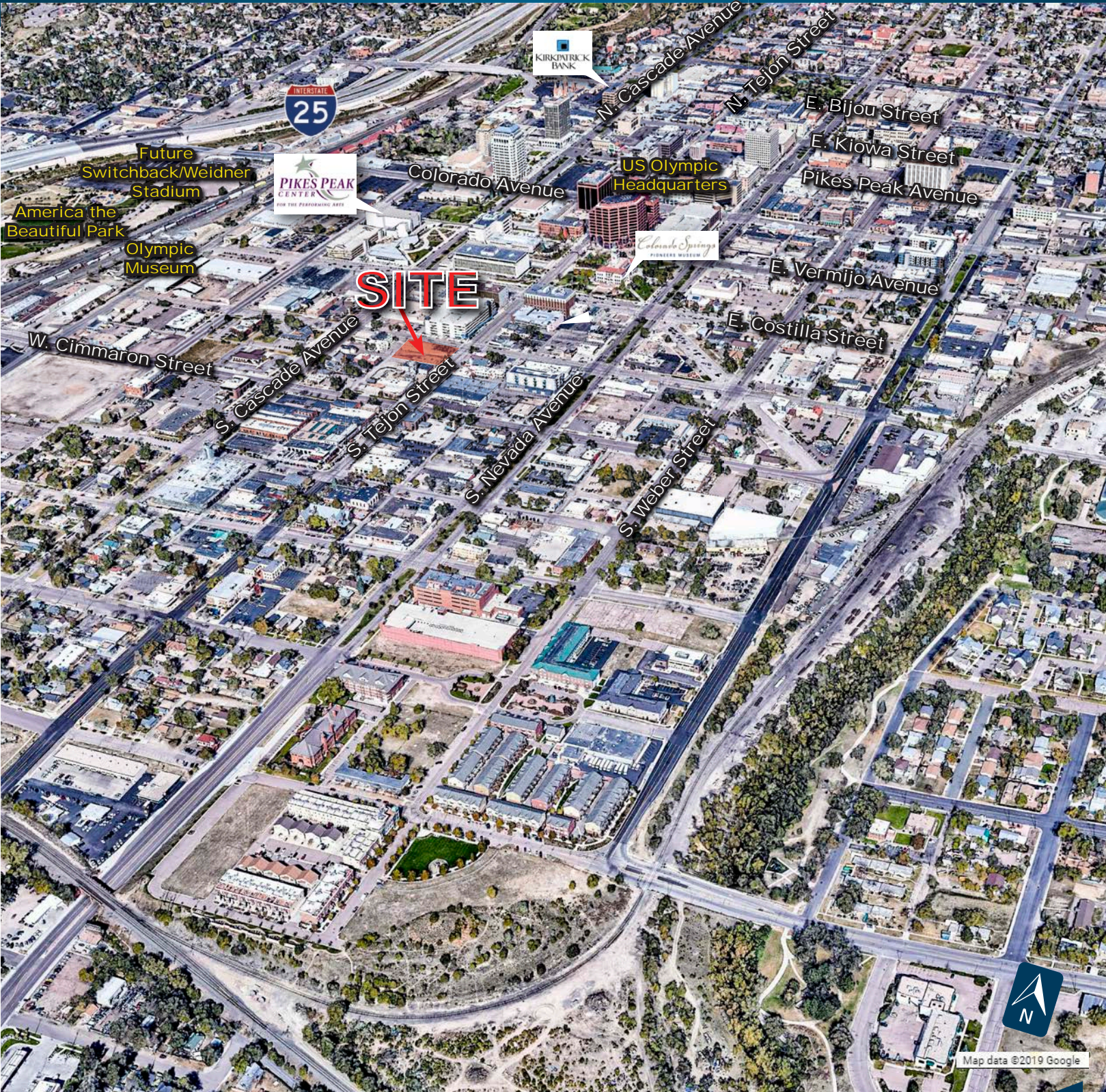
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RESTAURANT INFORMATION

Square Footage: 4,626 RSF

Base Rent Estimate: \$42.00 PSF/yr. plus escalators

NNN Expense: \$9.00 PSF (2021 Est.)

Tenant Improvement Allowances: \$45.00 PSF

Grey Shell Includes: HVAC, Grease Interceptor, Exhaust Shaft, Sliding Glass Patio Doors

Ceiling Height: 14'

Utilities: Separately Metered

LOCATED IN CENTRAL BUSINESS DISTRICT

Within .5 mile radius of:

- Olympic Museum - Estimated 350,000 visits per year
- Switchbacks/Weidner Stadium, 10,000 seats, est. 250,000 visits per year; opening 2021
- America the Beautiful Park
- U.S. Olympic Headquarters
- Pike's Peak Center for the Performing Arts
- 3,500 seat hockey arena opening 2021

DOWNTOWN DEMOGRAPHICS

- Over 29,000 primary jobs
- 1,500 residential units added from 2016 to 2nd quarter 2020
- 1,038 additional residential units by 2023
- 4 new hotels by 2021, adding 600 more rooms.

AGE DIVERSITY

- 29 or younger 16.2%
- 30 - 54 59.5%
- 55 or older 24.3%

Demographics			
	10 Min	20 Min	30 Min
Drive Times			
2019 Est. Population	130,409	508,848	656,106
2019 Est. HHs	60,245	203,415	254,067
2019 Est. Avg HH Income	\$64,386	\$81,786	\$88,745
	1 Mile	3 Mile	5 Mile
Population			
2019 Est. Population	7,867	94,926	224,327
Households			
2019 Est. HHs	3,874	45,310	98,398
2019 Est. Avg. HH Income	\$45,840	\$63,401	\$67,555

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

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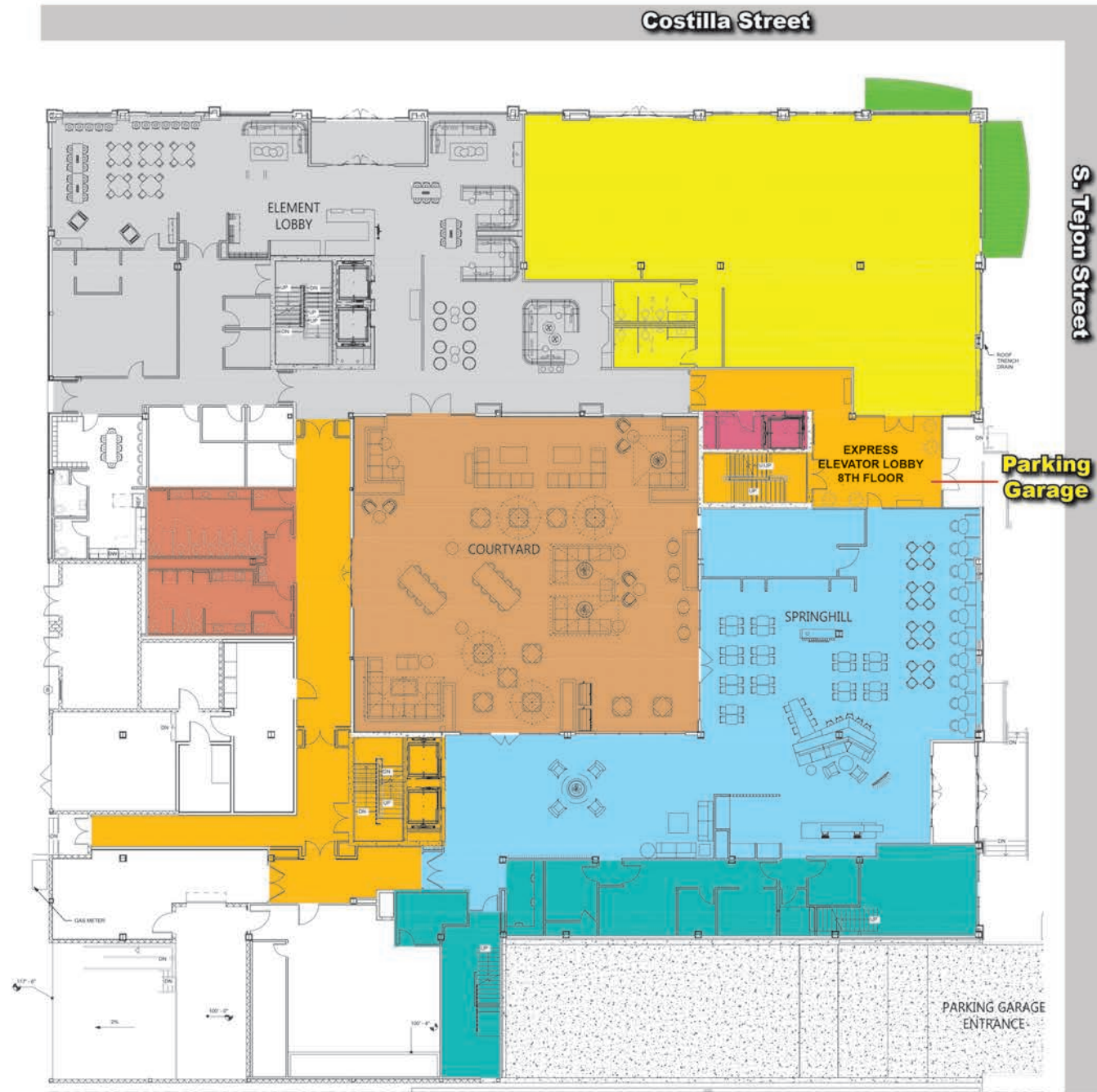
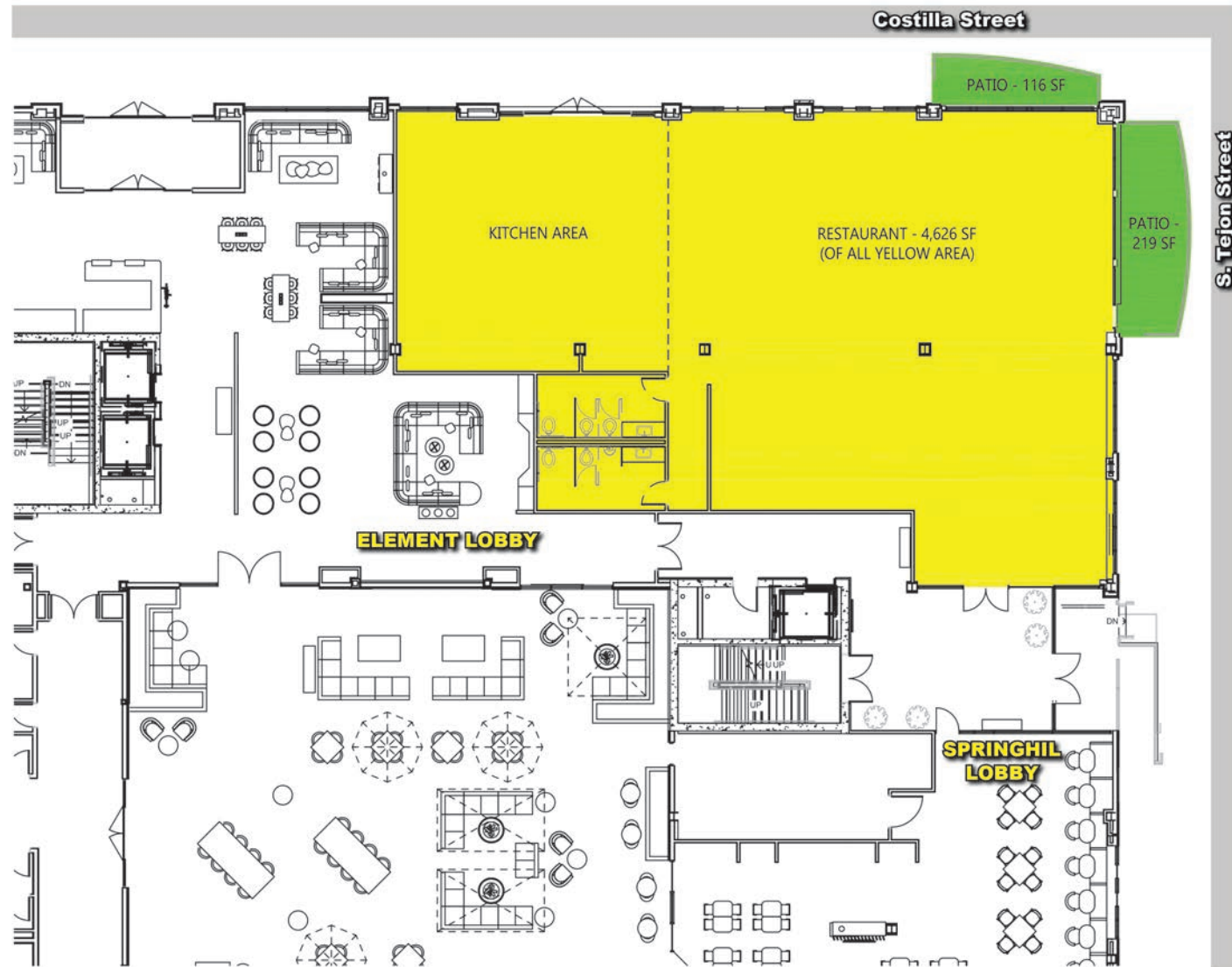
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- RESTAURANT MAIN AREA
- MAIN FLOOR RESTROOMS
- HOTEL COMMON AREAS
- ELEMENT AREA
- SPRING HILL AREA
- HOTEL SERVICE AREA
- HOTEL OPERATIONS OFFICE SPACES
- ELEMENT/SPRING HILL SHARED INDOOR SPACES
- ELEMENT/SPRING HILL SHARED OUTDOOR SPACES