

Freestanding Restaurant

Building For Sale

FOR SALE



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2021 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	8,457	47,405	119,466
Average HH Inome	\$84,127	\$86,32	\$80,429
Households	4,069	22,298	56,972
Average Housing Value	\$453,749	\$503,893	\$454,040

TRAFFIC COUNTS

S. 31st St at W. Colorado Ave	38,000 VPD
Hwy 24 at I-25	117,543 VPD

Contact Us

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IN SAFEWAY-ANCHORED CENTER AT FULL MOVEMENT INTERSECTION

3167 West Colorado Avenue
Colorado Springs, CO 80904

CBRE

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RARE OPPORTUNITY

TO OWN A FREESTANDING RESTAURANT BUILDING IN OLD COLORADO CITY

This well-known, west-side property is in a prime location along the Hwy 24 Corridor in Red Rocks Canyon Shopping Center, a Safeway-anchored center. Situated near the busy intersection of West Colorado Avenue and South 32nd Street, this area is in high demand. The building fronts heavily-trafficked Colorado Avenue, and sits between Safeway and Walgreens. With easy access into the mountains or straight into downtown, this is an incredibly desirable location!



RENOVATIONS TO PROPERTY

- New kitchen includes hood, grease trap and equipment
- Plumbing replaced throughout
- New electrical throughout
- New roof and windows
- New HVAC and ductwork

PROPERTY DETAILS

Price:	\$2,500,000
Building:	3,319 SF
Land:	30,921 SF
Parking:	30 Free Surface Spaces
Zoning:	C5
Constructed:	1994
Renovated:	2019

INTERIOR

