

# FOR SALE

OWNER / USER & INVESTMENT PROPERTY

2630 Tenderfoot Hill St, Colorado Springs, CO 80906

**Now Asking \$4,400,000 (\$140.19 PSF)**

*Previously \$5,895,000 (\$187.81 PSF)*



**MAJOR PRICE REDUCTION!**

*Previous Asking Price* **\$5,895,000**

**Excellent Owner/User opportunity, with additional lease income.**

### Property Details:

- 31,387 SF Building , Built in 2001. Building retrofitted with LED lighting throughout.
- 2.11 Acre Lot, with approximately 24,600 SF of parking.
- Zoning - PBC (Planned Business Center).
- ~~\$5,895,000 Asking Price (\$187.81 PSF)~~ **\$4,400,000 (\$140.19 PSF).**
- Upper-level tenant occupied - Cratos Health and Law Office.

### SF Totals

- **1st Floor - 10,500 SF**
- **2nd Floor -10,500 SF** (1,980 SF Tenant Occupied, 4,905 SF Vacant)
- **Garden Level- 10,379 SF** (6,496 SF of Office Space, 3,883 SF of Storage Space)

**RE/MAX**  
COMMERCIAL®  
PROPERTIES, INC.

RE/MAX Properties, Inc. 102 S. Tejon St., Suite 100.  
Colorado Springs, CO 80903

**Rob Rolley**

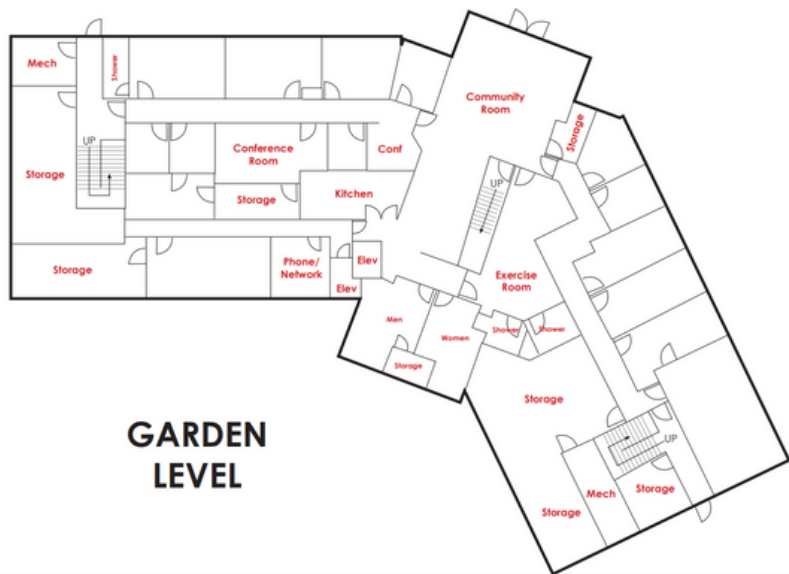
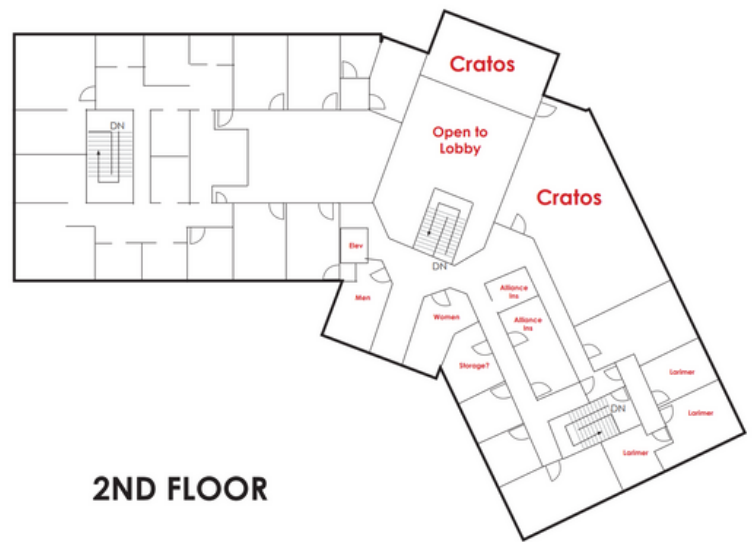
**(719) 235-7499**

Cowboycommercial@gmail.com

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### First Floor:

10,500 SF  
Conference Rooms  
Offices  
Kitchen  
Storage Room

### Second Floor:

Cratos, Attorney

### Garden Level:

10,379 SF  
Conference Rooms  
Offices  
Kitchen  
Storage  
Patio

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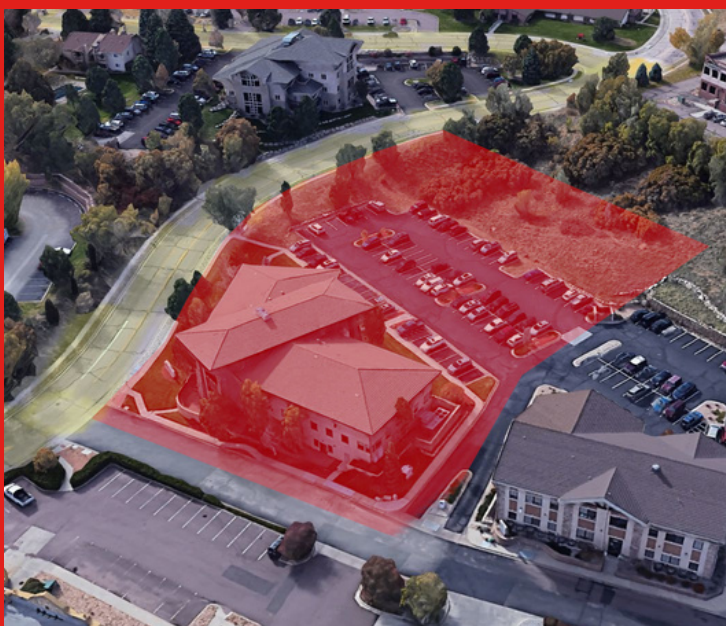
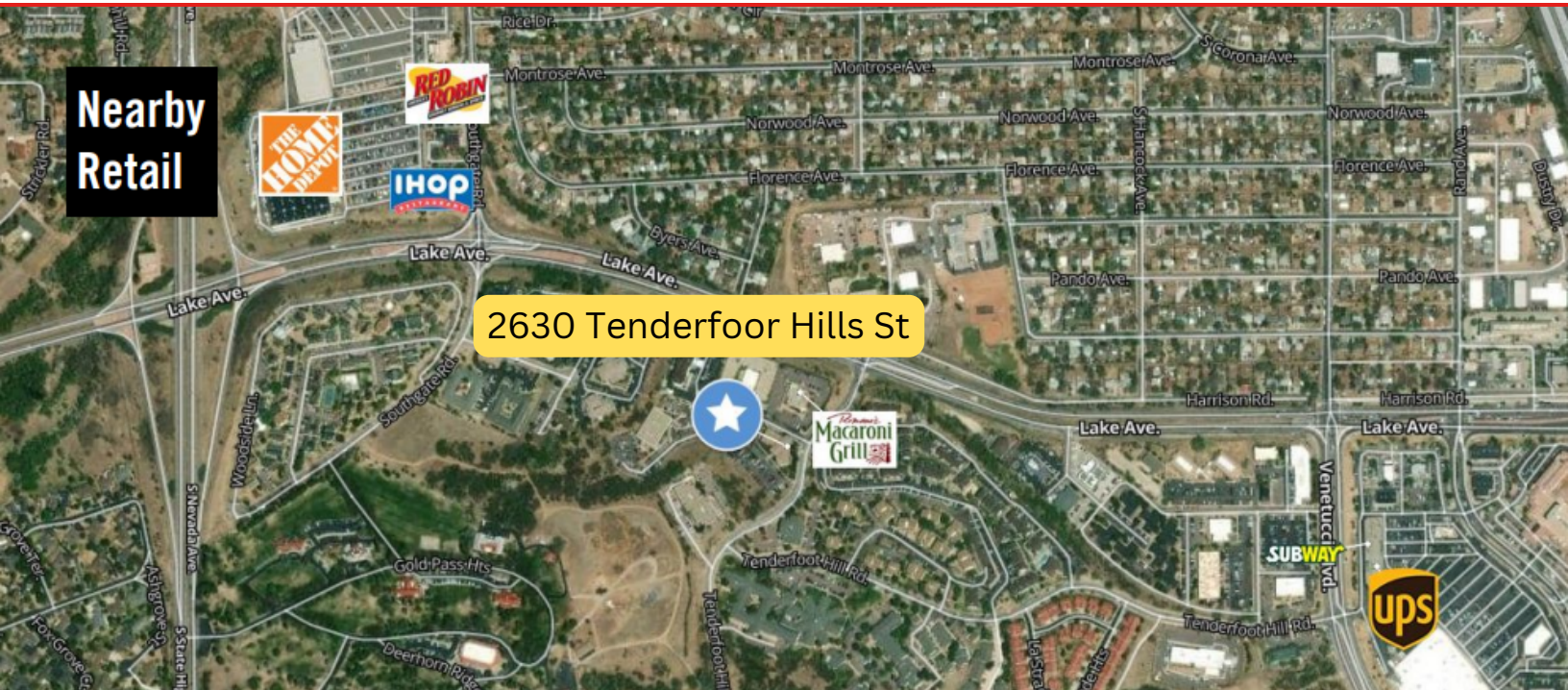
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THIS INFORMATION CONTAINED HEREIN IS NOT GUARANTEED. HOWEVER, IT IS FROM SOURCES WE BELIEVE TO BE RELIABLE. ALL NEGOTIATIONS RELATING TO PURCHASING, RENTING, OR LEASING OF THIS PROPERTY SHALL BE CONDUCTED THROUGH THE OFFICE.

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## Location Details:

- Easy access to I-25, approximately half a mile from the S. Circle / Lake Ave exit.
- Close to retailers such as 7-Eleven, Target, Home Depot, Old Chicago Pizza, and Ross.
- Several neighboring medical users such as chiropractors, Dentists, and Doctor offices.

## Lot Details:

- 2.11 Acre lot, 24,600 SF of Parking space.
- Parking lot recently resurfaced and painted (2022).
- 81 total parking spaces, including 4 ADA spaces.

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## Location Facts & Demographics

Demographics are determined by a 10 minute drive from 2630 Tenderfoot Hill St., Colorado Springs, CO 80906

 Catylist Research

### CITY, STATE

Colorado Springs, CO

### POPULATION

132,861

### AVG. HHSIZE

2.33

### MEDIAN HH INCOME

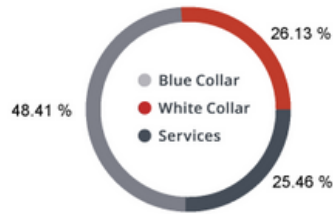
\$46,972

### HOME OWNERSHIP

Renters: 28,457

Owners: 24,703

### EMPLOYMENT



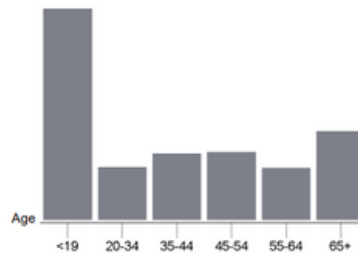
40.91% Employed  
2.46% Unemployed

### EDUCATION

High School Grad: 26.57 %  
Some College: 26.98 %  
Associates: 9.43 %  
Bachelors: 27.57 %

### GENDER & AGE

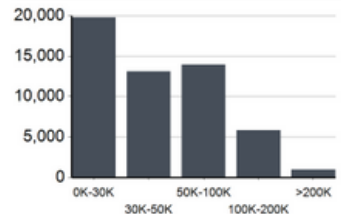
50.27% Male 49.73% Female



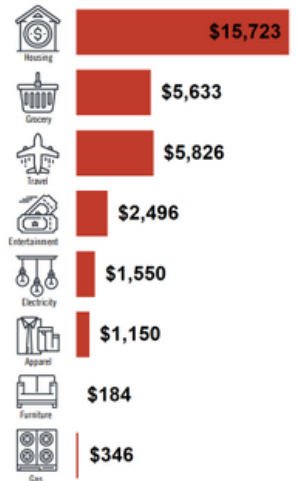
### RACE & ETHNICITY

White: 61.95 %  
Asian: 1.45 %  
Native American: 0.07 %  
Pacific Islanders: 0.10 %  
African-American: 5.10 %  
Hispanic: 19.25 %  
Two or More Races: 12.07 %

### INCOME BY HOUSEHOLD

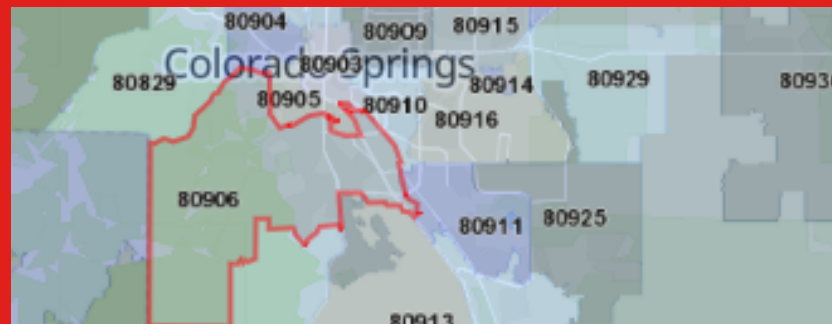


### HH SPENDING



## Demographic Information for ZIP CODE 80906

- Population 37,610
- Households 15,210
- Median Age 39.1
- Persons Per Household 2.42
- Average House Value \$382,400



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