

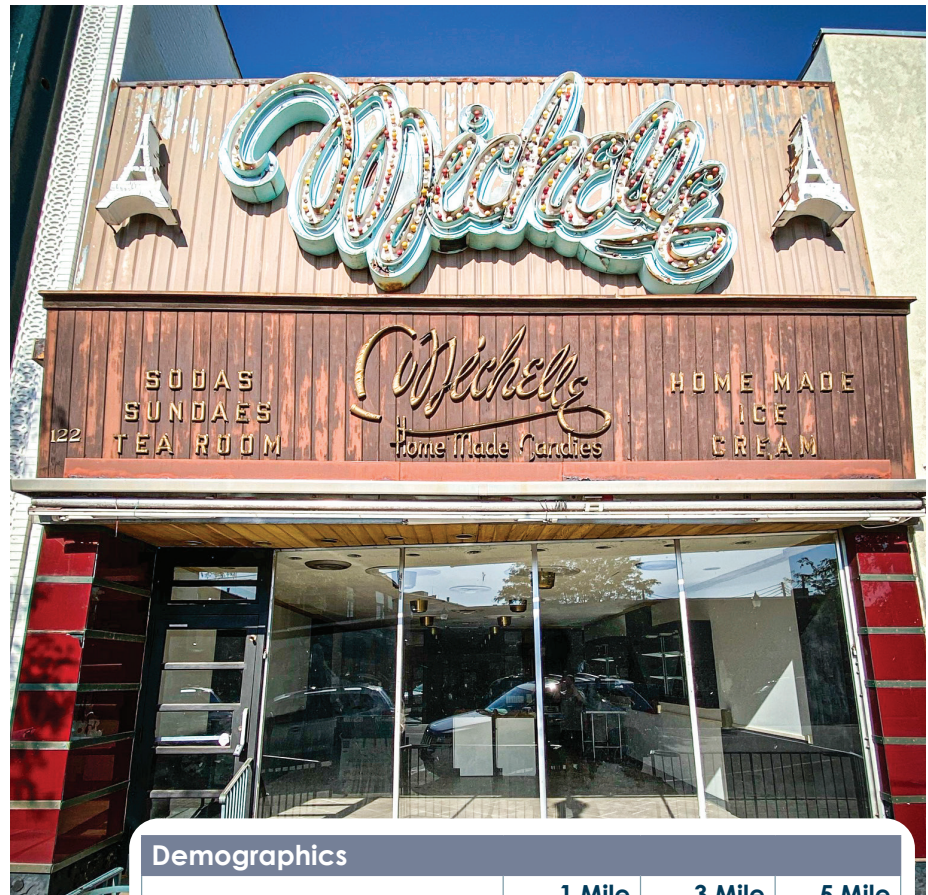
RETAIL FOR LEASE

Downtown Restaurant Space

122 N. Tejon Street, Colorado Springs, CO 80903



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PROPERTY INFORMATION

Retail Space For Lease: 3,756 SF
Lease Rate: \$20.00/SF
Est. Expenses(2020): \$5.00/SF NNN

- In the heart of Colorado Springs' Downtown Corridor
- Existing Restaurant Infrastructure
- Rear Delivery Access

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!)

Demographics

	1 Mile	3 Mile	5 Mile
Population			
2019 Est. Population	12,092	96,762	170,667
Households			
2019 Est. HHs	5,390	46,496	61,432
2019 Est. Avg. HH Income	\$51,251	\$61,087	\$94,702

	5 Min	10 Min	15 Min
Drive Times			
2019 Est. Population	17,940	123,889	327,725
2019 Est. HHs	8,430	59,068	140,596
2019 Est. Avg HH Income	\$58,603	\$63,195	\$73,977

Traffic Count	
E. Kiowa St & N. Tejon St	9,360 (2018 MPSI)
N. Cascade Ave & E. Bijou St	19,106 (2018 MPSI)

Sources: 2019 US Estimate, All Rights Reserved, Alteryx, Inc. • TrafficeMetrix

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FOR LEASE



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