



PROPERTY DESCRIPTION

Introducing this exclusive leasing opportunity located across from the highly walkable Trolley Block and its many restaurants and bars. Smaller retail space in Downtown is hard to come by. The versatile unit is clean and well lit. Also, there is a non-reserved shared parking lot at the rear of the space that can be used for your employees or customers alike.

PROPERTY HIGHLIGHTS

- Prominent New South End Location
- On and Off-Street Parking
- Great Lit Signage
- Two Restrooms Plus Office
- Zoned FBZ-CEN

OFFERING SUMMARY

Lease Rate:	\$22.00/SF (NNN)
Est. 2026 NNN Expenses:	\$11.14/SF
Available SF:	1,618 - 2,006 SF
Year Built:	1956
APN:	6418318024

SPACES

LEASE RATE

SPACE SIZE

517 S Tejon Street	\$22.00 SF/yr	1,618 SF
523 S Tejon Street	\$22.00 SF/yr	2,006 SF



SIMON PENNER

Simon@MiramontCRE.com

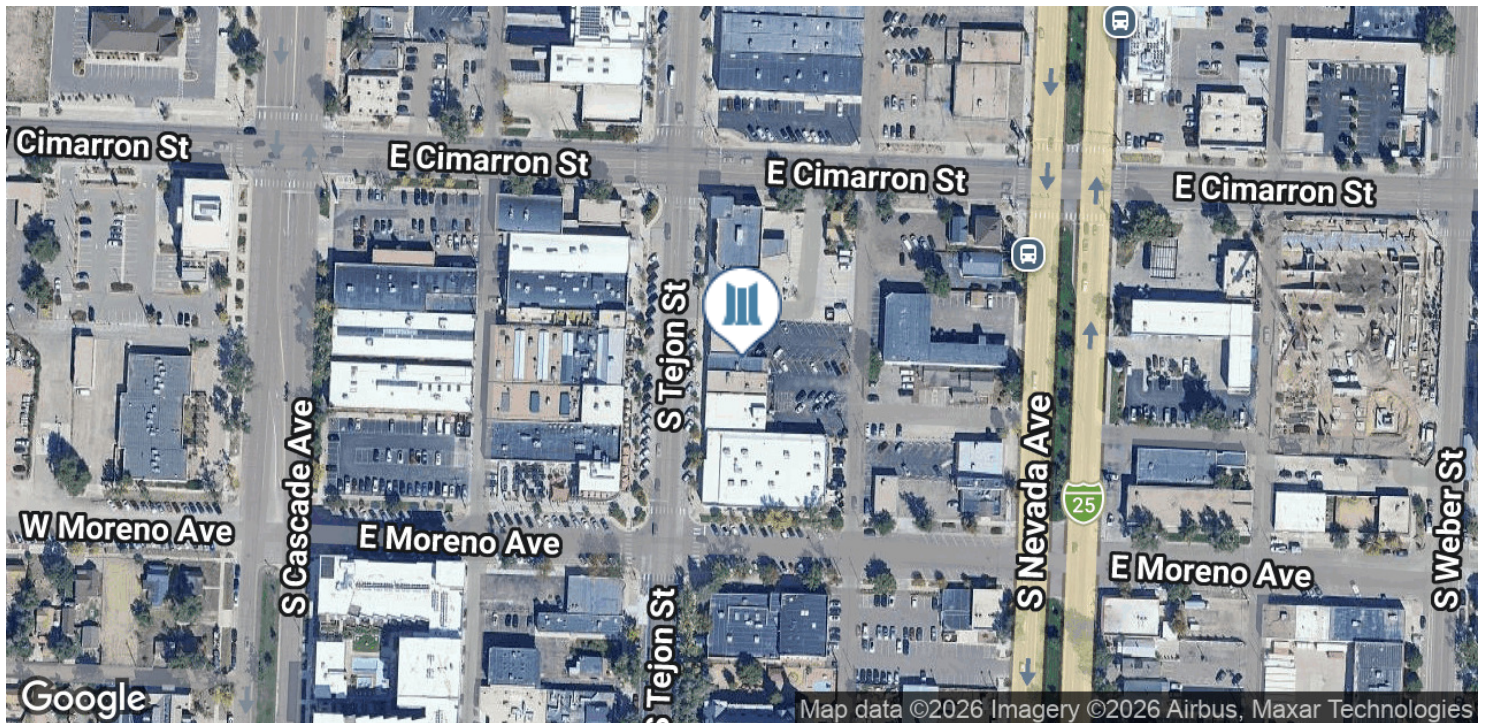
719.229.1585



517-523 S TEJON STREET

Retail Property For Lease

517 South Tejon Street Colorado Springs, CO 80903



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