

# Investment Opportunity: Prime Commercial Property

110 NORTH TEJON STREET, COLORADO SPRINGS, CO 80903

**SELLER FINANCING AVAILABLE!**



## Overview

Investment Opportunity: Prime Commercial Property at 110 N. Tejon Street, Colorado Springs

Presenting a unique investment opportunity in downtown Colorado Springs. Located at 110 N. Tejon Street, this two-story property boasts a prime retail space with a long-term lease on the ground floor and a versatile office space with short-term leases on the second floor, positioned directly above the popular Savory Spice Shop.

This is an exceptional opportunity to invest in a commercial property with substantial growth potential. For more information or to arrange a private viewing, please contact Guy Cox or Chris Myers today.

## Highlights

- Downtown Colorado Springs
- Value Add
- Stable Long Term Retail Tenant
- Short Term Office Leases Upstairs

## Property Details



**Sales Price**  
\$1,800,000



**Building Size**  
7,405 SF



**Lot Size**  
0.12 Acres



**Zoning**  
FBZ-T1

Rev: January 16, 2026

### Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

### Guy Cox

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### Chris Myers

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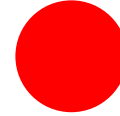
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## DEMOGRAPHICS



100,240  
Population



40.3

Median Age



2.0  
Average  
Household Size

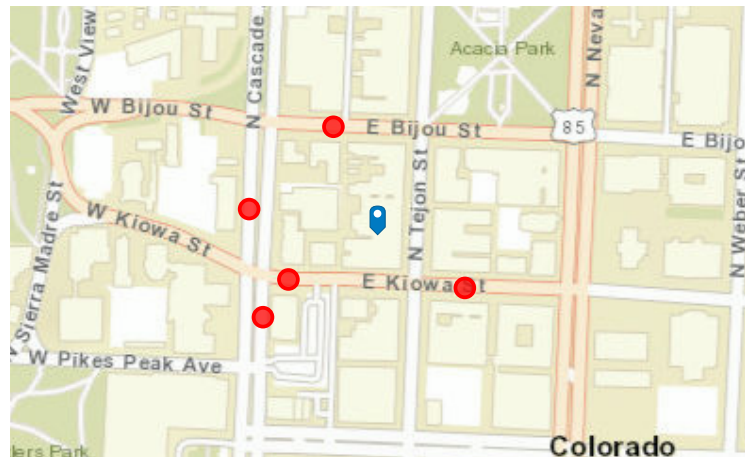


\$45,757

Median Household  
Income

## TRAFFIC COUNT

Cross street	Traffic 1	Distance
N Cascade Ave	9,314	0.1
N Tejon St	9,213	0.1
N Cascade Ave	7,942	0.1
E Kiowa St	18,058	0.1
E Kiowa St	21,780	0.1

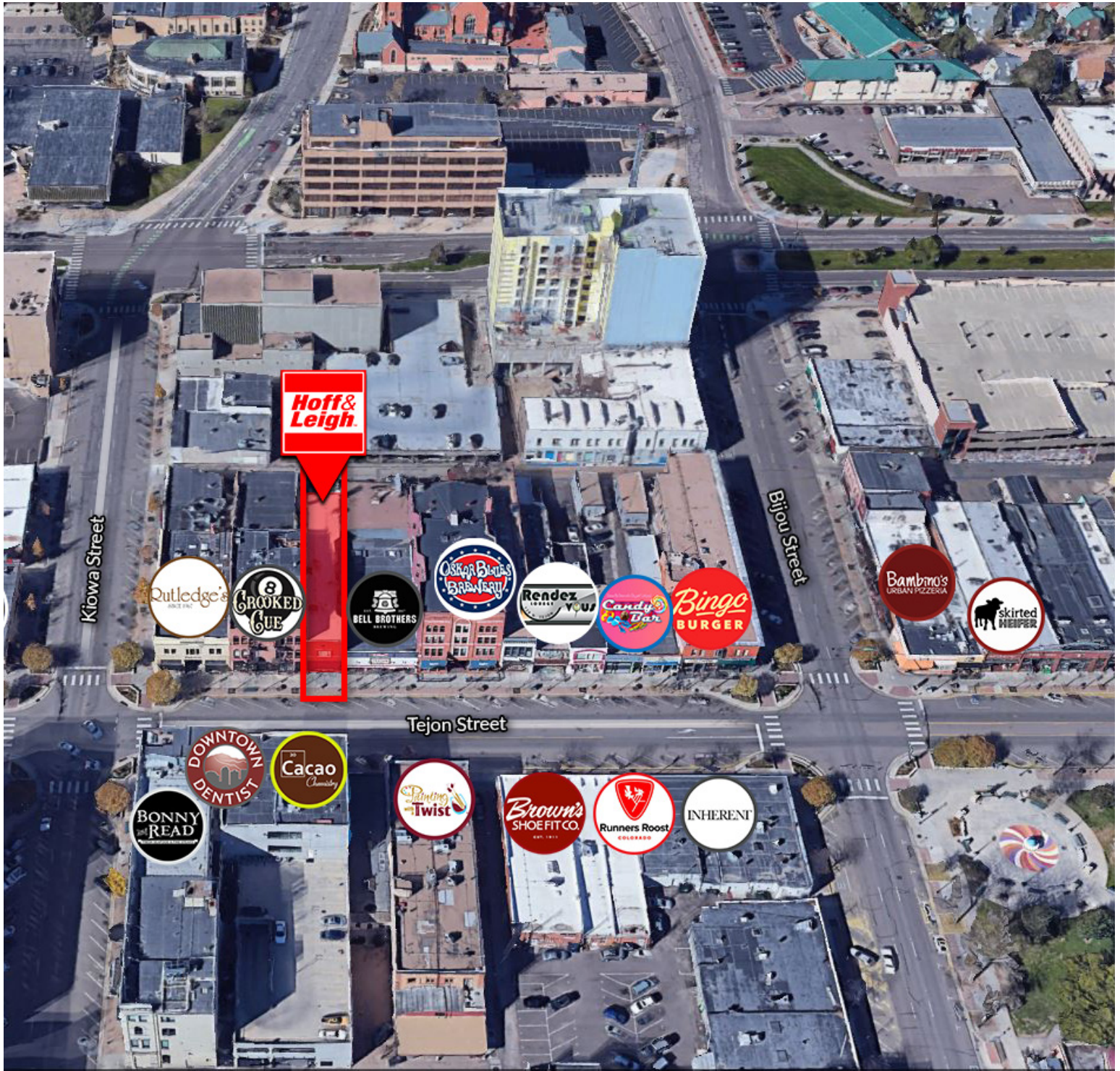


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