

DOWNTOWN RETAIL / OFFICE FOR BUILDING SALE

10 E Pikes Peak Avenue

COLORADO SPRINGS, CO 80903

**PRICE
IMPROVEMENT!**



10 E PIKES PEAK AVENUE is a retail / office building located in the heart of Downtown Colorado Springs. The property provides a strategic location with easy access to major highways, heavy foot traffic, within walking distance to many restaurants, hotels, courthouse, and offices plus great visibility along the busy Pikes Peak Ave. This is a great Owner User opportunity and presents a rare opportunity to own in the fast-growing Downtown market.

- Conceptual plans have been submitted to Regional Building Department increasing interior square footage by 1,307 SF for a total building size of 6,531 SF
- Prior owner has abated all asbestos
- Historically a retail and office building but flexible FBZ zoning allows for restaurant and many other uses
- Can easily be converted into a multi-tenant property
- Located in an [Opportunity Zone](#) and [Enterprise Zone](#), providing special tax incentives and credits for new and established businesses

REDUCED SALE PRICE: ~~\$1,300,000~~ **\$800,000**

BUILDING SIZE: 5,224 SF (As-Is)
6,531 SF (Conceptual Plans Approved)

YEAR BUILT: 1900

ZONING: FBZ-CEN

TAX SCHEDULE NUMBER: 6418214010

TAXES (2023): \$10,999.88

OCCUPANCY: Vacant



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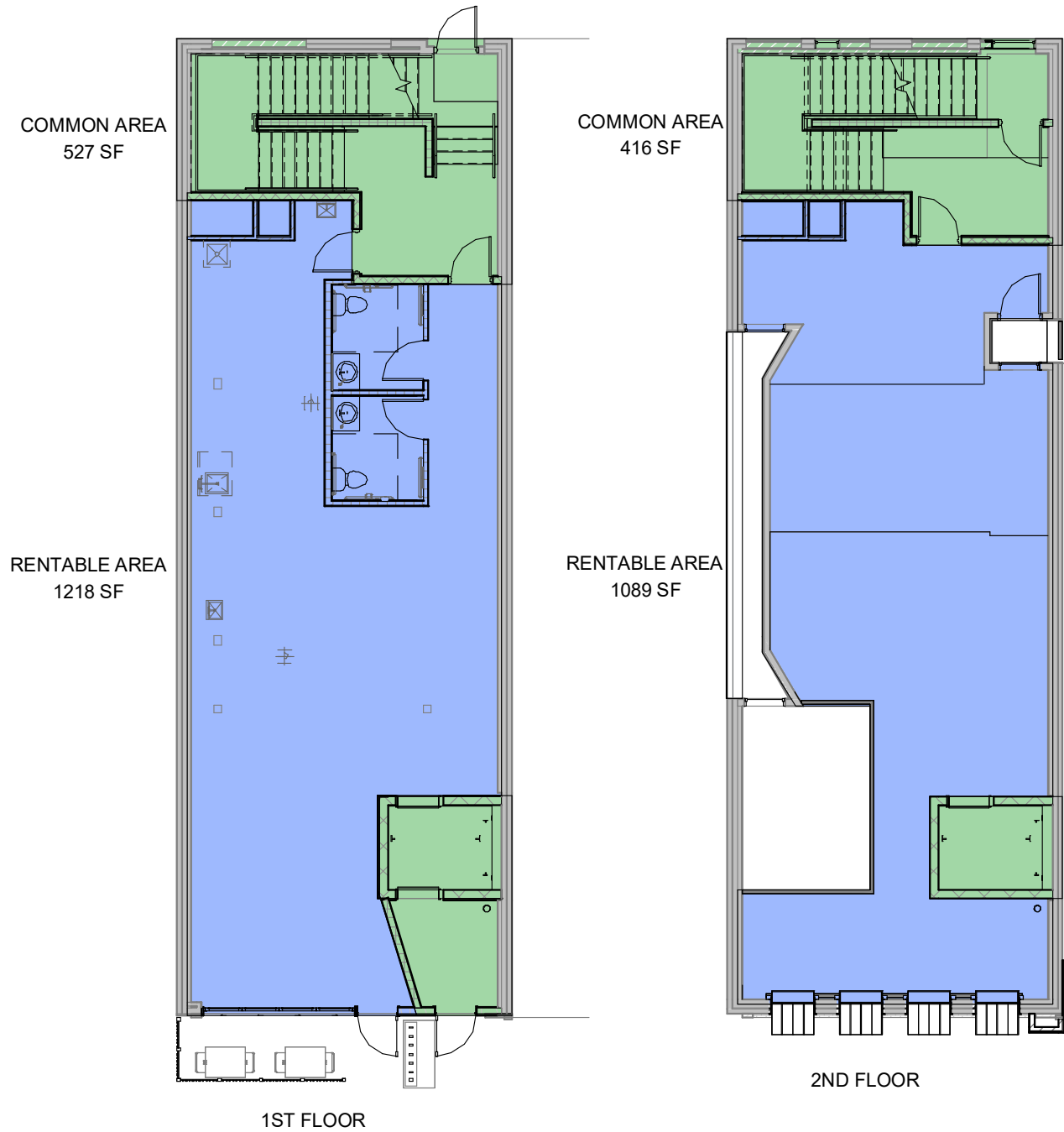
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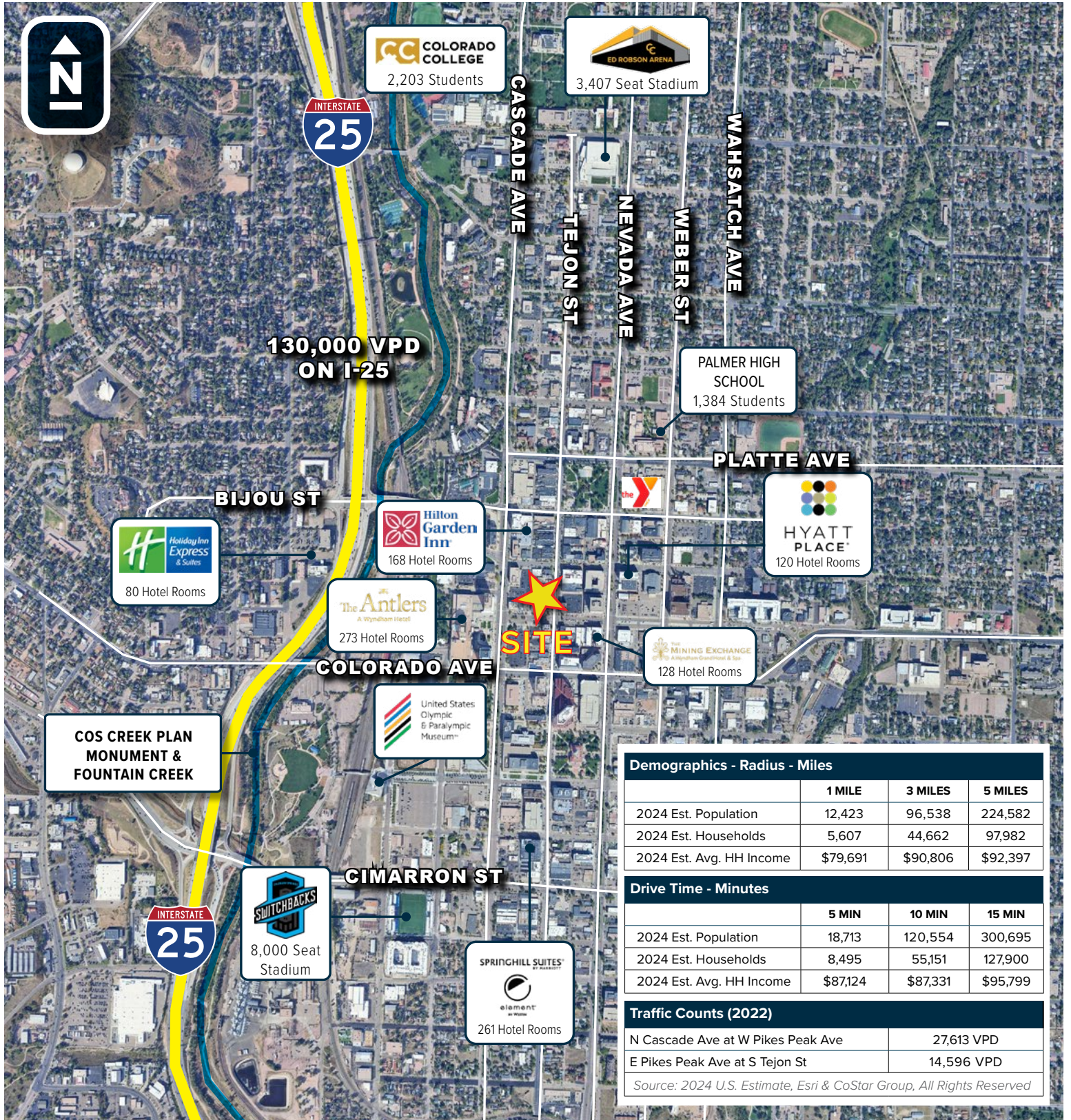
CONCEPTUAL RENDERING



[CLICK HERE TO VIEW
CONCEPTUAL BUILDING PLANS](#)

CONCEPTUAL FLOOR PLAN
FIRST & SECOND FLOORS





Demographics - Radius - Miles			
	1 MILE	3 MILES	5 MILES
2024 Est. Population	12,423	96,538	224,582
2024 Est. Households	5,607	44,662	97,982
2024 Est. Avg. HH Income	\$79,691	\$90,806	\$92,397

Drive Time - Minutes			
	5 MIN	10 MIN	15 MIN
2024 Est. Population	18,713	120,554	300,695
2024 Est. Households	8,495	55,151	127,900
2024 Est. Avg. HH Income	\$87,124	\$87,331	\$95,799

Traffic Counts (2022)	
N Cascade Ave at W Pikes Peak Ave	27,613 VPD
E Pikes Peak Ave at S Tejon St	14,596 VPD

Source: 2024 U.S. Estimate, Esri & CoStar Group, All Rights Reserved