

MULTI-TENANT RETAIL BUILDING FOR SALE

2217-2225 WEBER

COLORADO SPRINGS | CO



BRENT HAM *Senior Associate*

303.513.8189 • brent.ham@navpointre.com

JACKSON NAYLOR *Associate*

303.552.4958 • jackson.naylor@navpointre.com

navpoint

Property Overview

Property Address	2217-2225 N Weber St, Colorado Springs, CO 80907
Property Type	Retail (Investment)
Building Size	3,595 SF
Site Size	0.12 Acre
List Price	\$808,544.12
Price PSF	\$225.00/SF
CAP Rate	6.8%
NOI	\$54,981
Number of Tenants	5
Number of Buildings	1
Building Class	B
Parking Ratio	2.23/1000
Year Built/Renovated	1955/2024

DESCRIPTION/HIGHLIGHTS

- Just 7 minutes from Downtown Colorado Springs
- Located adjacent to a new development area, offering long-term upside potential
- Situated in a growing market with a rising population base
- Strong investment fundamentals with opportunity for rental rate growth



Property Map



DEMOGRAPHICS

POPULATION	1 MILE	5 MILE	10 MILE
2025 Population	7,125	79,005	222,700
2030 Population Projection	7,372	80,483	232,369
Growth 2025 - 2030	3.5%	1.9%	4.3%
Median Age	37	39	39
HOUSEHOLD INCOME			
2025 Average HH Income	\$99,800	\$117,400	\$124,200
Total Households	3,119	31,533	86,619
Median Home Value	\$509,200	\$499,500	\$494,600

Nearby Retail



Market Overview

Why Choose Colorado Springs?

Colorado Springs is one of the fastest-growing cities in the Rocky Mountain region, offering a dynamic blend of natural beauty, military and aerospace innovation, and a thriving business climate. Nestled at the base of Pikes Peak, the city provides a high quality of life with affordable living, top-ranked schools, and abundant recreational opportunities.

Home to a robust and diverse economy, Colorado Springs is an ideal location to launch or grow a business—whether you're establishing a new headquarters, expanding a manufacturing facility, or joining the ranks of the 300+ major employers that have already chosen to invest in this vibrant community.

1M PEOPLE

Southern Colorado's population is forecasted to reach approximately 1 million by 2040, making it one of the largest and most dynamic metro areas in the state.

5% GROWTH

with a 5% average annual growth in Gross Regional Product (GRP) over the past several years.

JOB INCREASE

From 2015 to 2020, Colorado Springs saw a 9.3% increase in jobs—from 288,663 to 315,579—outpacing the national job growth rate of 1.3% by over 8%.

• Strategic Location

Colorado Springs is strategically situated along the I-25 corridor, providing direct access to Denver, Pueblo, and major transportation routes. Its proximity to key military installations, including Peterson Space Force Base and Fort Carson, enhances its regional importance and workforce appeal.

• Business Friendly

With stunning mountain views, excellent infrastructure, and a business-forward municipal government, Colorado Springs is ideal for companies looking to thrive. Tax incentives, workforce training programs, and efficient permitting processes make the city a prime destination for business expansion and relocation.

• Major Employers

Home to a diverse base of employers across sectors like Aerospace & Defense, Technology, Healthcare, and Tourism, Colorado Springs supports over 300,000 jobs. Notable industries include Military Contracting, Advanced Manufacturing, Cybersecurity, and Outdoor Recreation.

MULTI-TENANT RETAIL BUILDING FOR SALE

2217-2225 WEBER

COLORADO SPRINGS | CO



BRENT HAM Senior Associate

303.513.8189 • brent.ham@navpointre.com

JACKSON NAYLOR Associate

303.552.4958 • jackson.naylor@navpointre.com

navpoint