



LEASE

High-Visibility 2nd Gen Restaurant Space NE Colorado Springs

7133 N ACADEMY BLVD

Colorado Springs, CO 80920

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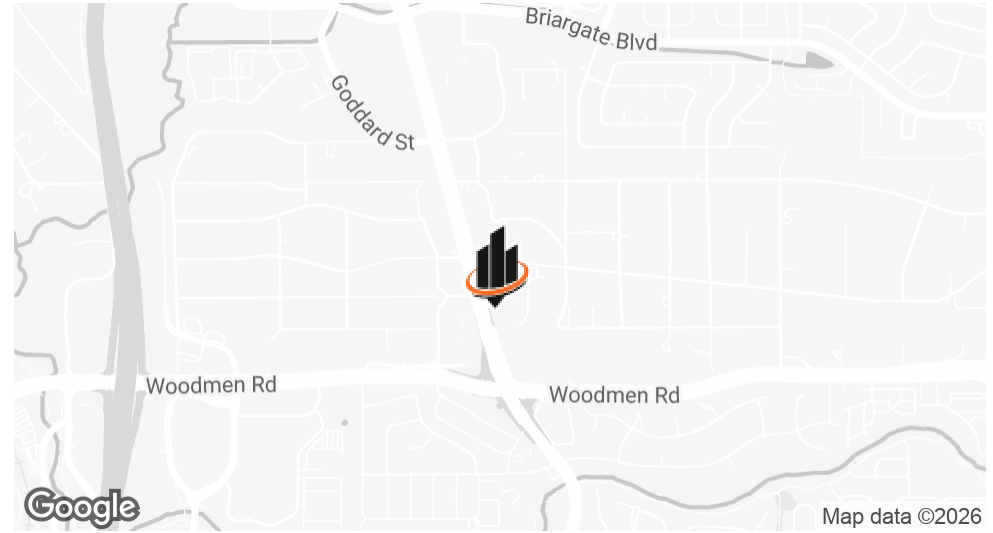
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CalDRE #01413353



PROPERTY SUMMARY



PROPERTY DESCRIPTION

A rare opportunity to lease a freestanding, purpose-built 6,983 SF restaurant property on a one-acre site in northeast Colorado Springs. Originally constructed in 2000 and operated as a single-tenant restaurant for over two decades, the building offers fully built-out 2nd generation restaurant infrastructure, allowing operators to move in efficiently without the cost or timeline of ground-up construction. Single-tenant occupancy, a dedicated 58-space surface lot, and prominent monument signage on N. Academy Boulevard make this an ideal fit for a national franchise, regional concept, or owner-operator seeking a high-visibility, restaurant-ready footprint.

OFFERING SUMMARY

LEASE RATE:	\$35 SF/yr (NNN)
AVAILABLE SF:	6,983 SF
LOT SIZE:	47,448 SF

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PROPERTY HIGHLIGHTS

- Turnkey 2nd generation restaurant infrastructure — kitchen and back-of-house ready to operate
- Distinctive freestanding 6,983 SF space with signature architecture and prominent monument signage
- Rare 58-space surface lot with strong 8.3/1,000 SF parking ratio
- 130,000+ VPD at Academy & Woodmen — one of Colorado Springs' busiest retail corridors
- 80,500+ residents and 32,200+ households within an affluent 3-mile trade area
- \$120K average household income supports full-service, fast-casual, brewpub, or franchise concepts

ADDITIONAL PHOTOS



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INTERIOR



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KITCHEN



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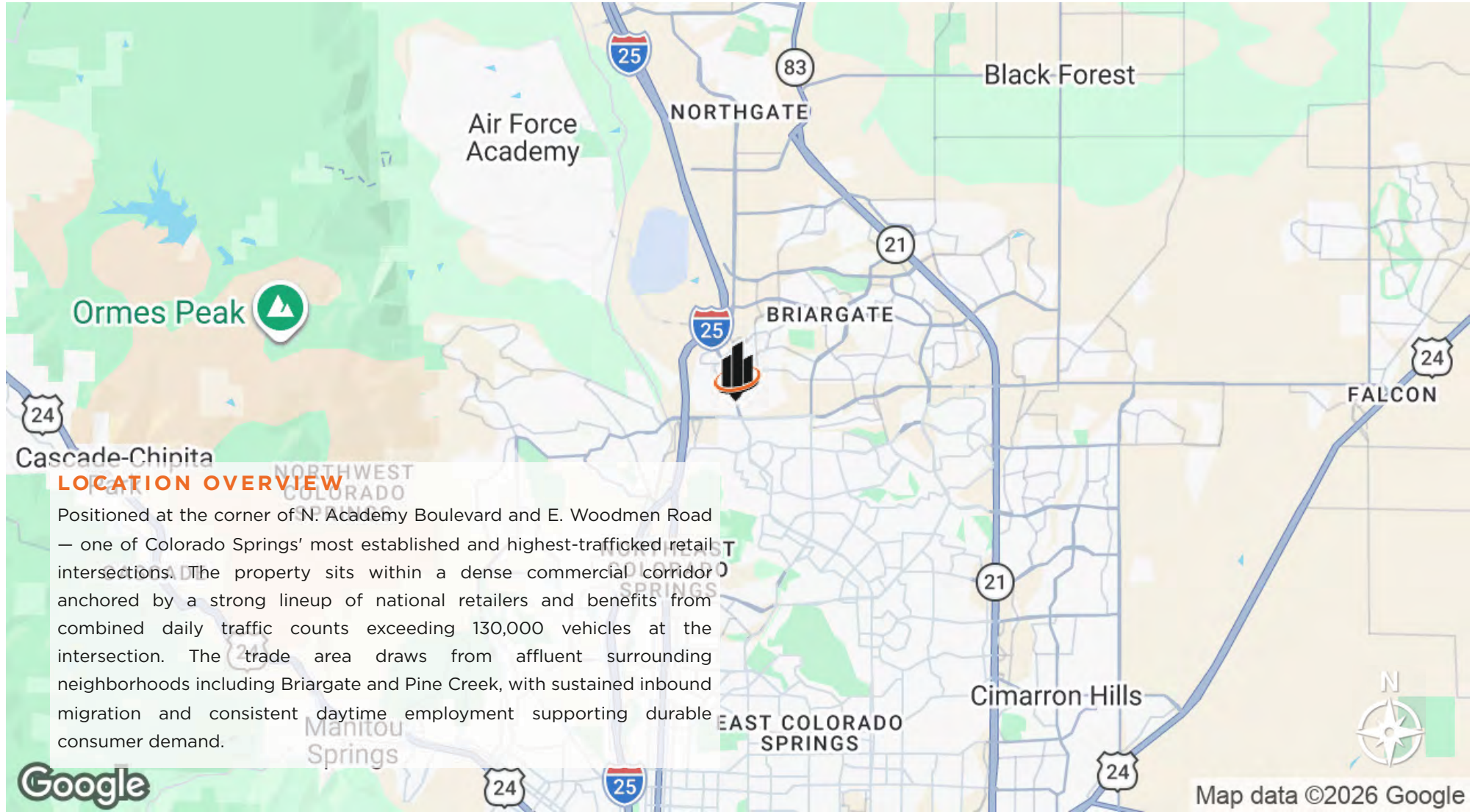
EXTERIOR



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LOCATION MAP



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PET SMART
ROSS
 DRESS FOR LESS
Michael's
SUBWAY
urbanAir
 ADVENTURE PARK
Applebee's

WHOLE FOODS MARKET
BEST BUY
BARNES & NOBLE
Office DEPOT
 DSW
 DESIGNER SHOE WAREHOUSE
 NORDSTROM
 RACK
 CHASE
PEPBOYS
OLD NAVY

MODERN market
FIVE GUYS
 BURGERS and FRIES
NATURAL GROCERS
 good & clean
noodles company
Burnt TOAST
 BREAKFAST & LUNCH
ofc

HARBOR FREIGHT
 Quality Tools at Wholesale Low Prices
LA Z BOY
Huntington
BLUFFALO WILD WINGS
 GRILL & BAR
arc
 THRIFT STORES
SNARF'S
 Sandwiches
FIREHOUSE SUBS
 FOUNDED BY FIREMEN
Red Robin Cane's
 CHICKEN FINGERES
Snooze
 AN AM. BAKERY

THE HOME DEPOT
REI

7133 N ACADEMY

Sams CLUB
Marshall's
five BELOW
Jersey Mike's
 SUBS
ENSTEIN BROS
 BAGELS
SKY ZONE
 TRAMPOLINE PARK
Jamba Juice

Woodmen Rd 44,162 AADT

KING Soopers
HOBBY LOBBY
blitz45
 FITNESS

48,375 AADT



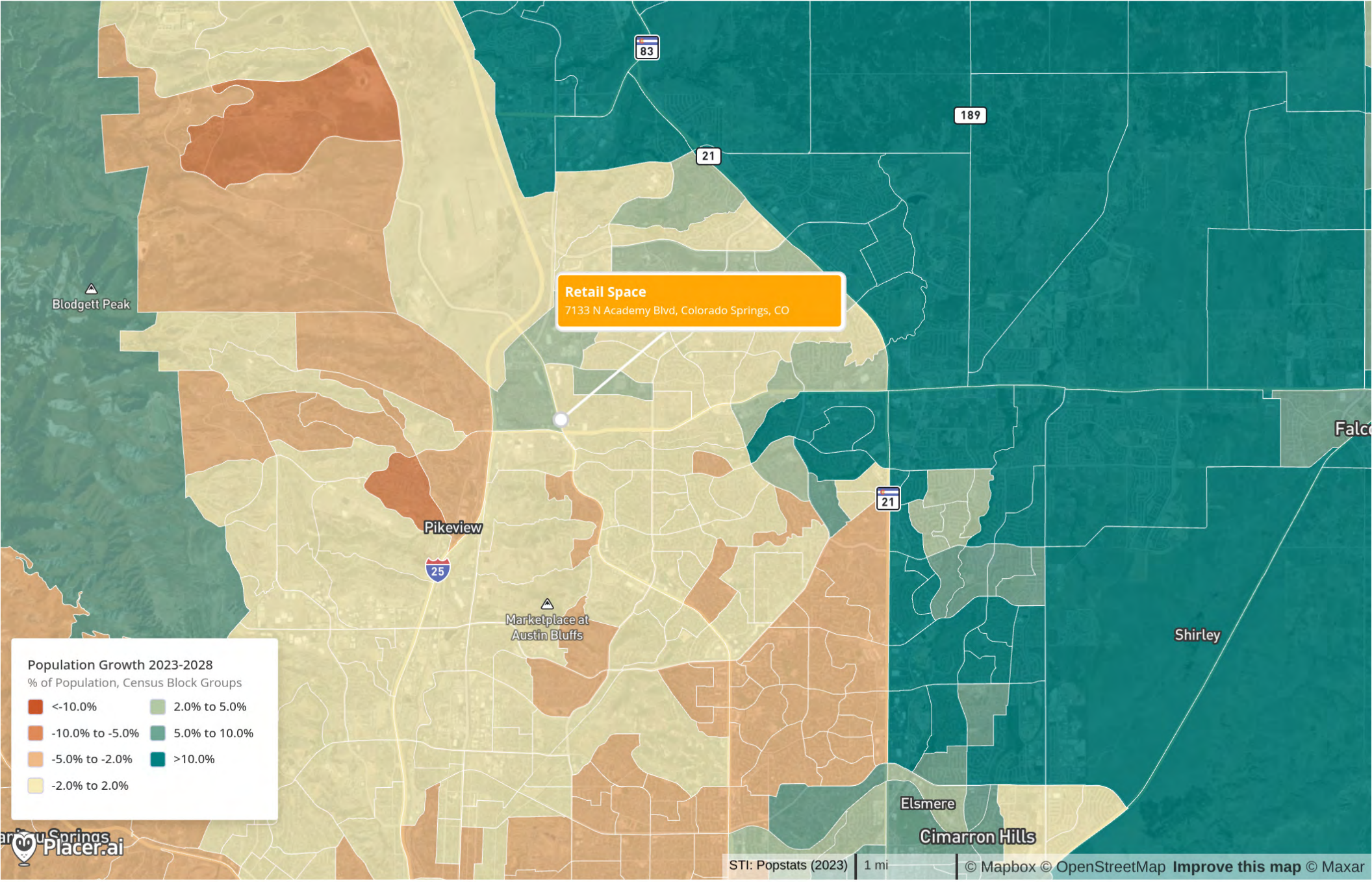
SPROUTS
 FARMERS MARKET
DISCOUNT TIRE

Dublin Blvd



GREASE MONKEY
 Oil Changes & More
SHERWIN WILLIAMS
DISCOUNT TIRE



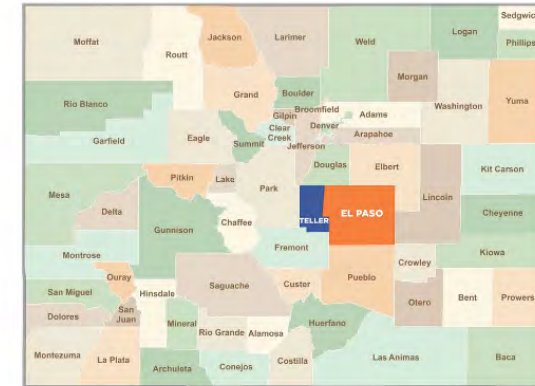


Colorado Springs Regional Overview



COLORADO SPRINGS METRO OVERVIEW (EL PASO + TELLER COUNTIES)

The Colorado Springs Metropolitan Statistical Area has a total population of about **777,634 residents** (July 1, 2024 estimate), reflecting about **0.65% annualized growth rate since 2020**.



PRIMARY INDUSTRY DRIVERS



**Aerospace
& Defense**



Cybersecurity



Healthcare



**Advanced
Manufacturing**

Real GDP totaled approximately **\$43.6B** in 2023, with nominal GDP around **\$53.1B**. Labor conditions remain healthy, with the metro unemployment rate at **3.6% (Nov 2025)**.

DEMOGRAPHICS



Household fundamentals are strong: median household income in the metro is approximately **\$89,792**, and **44.2%** of adults (25+) hold a bachelor's degree or higher, both of which support sustained consumer demand. Housing costs remain a key watch item; as of 2024, county-level median home values are **\$431,000 (El Paso)** and **\$445,000 (Teller)**.

Colorado Springs Regional Highlights

GROWTH DYNAMICS

Pikes Peak Region



The Pikes Peak Region (El Paso & Teller Counties) continues to be one of the most consistent long-term growth markets in the Mountain West. Regional growth has **remained resilient through multiple economic cycles**. This growth has been fueled by inbound migration from higher-cost Western and coastal markets, as well as organic household formation tied to expanding employment in defense, technology, healthcare, and advanced manufacturing.

Looking ahead, long-range regional planning forecasts project that the Pikes Peak Region will exceed **850,000 residents by 2030, 950,000 by 2040, and 1,020,000 by 2050**. This growth is also characterized by quality. The region attracts a highly educated, professionally employed population, with a concentration of stable, high-income employment tied to federal defense installations and regional healthcare systems. These characteristics support consistent consumer spending patterns and reduce volatility for necessity-based retail.

RANKINGS



#5 Best-Performing Large City

Milken Institute - 2025

→ Signals sustained job growth, wage growth, and economic momentum.



Top 10 Fastest-Growing Large Cities in the U.S.

U.S. Census Bureau / WalletHub (multiple years)

→ Directly supports retail absorption and tenant expansion.



Top 10 Best Large Cities for Business Climate

Business Facilities Magazine (2024)

→ Indicates pro-business policies and employer attraction.



Top 10 U.S. Metro for Net In-Migration

U-Haul Migration Report / Census (2022-2024)

→ Migration = rooftops = retail demand.



Top 10 Best Mid-Size Metro for Job Growth

Bureau of Labor Statistics via Axios / WSJ (2024)

→ Supports tenant sales growth and rent durability.



Top 10 Most Desirable Places to Live

U.S. News & World Report (2024)

→ Desirability = durable consumer demand even during slowdowns.

DEMOGRAPHICS MAP & REPORT

POPULATION

0.5 MILES 1 MILE 2 MILES

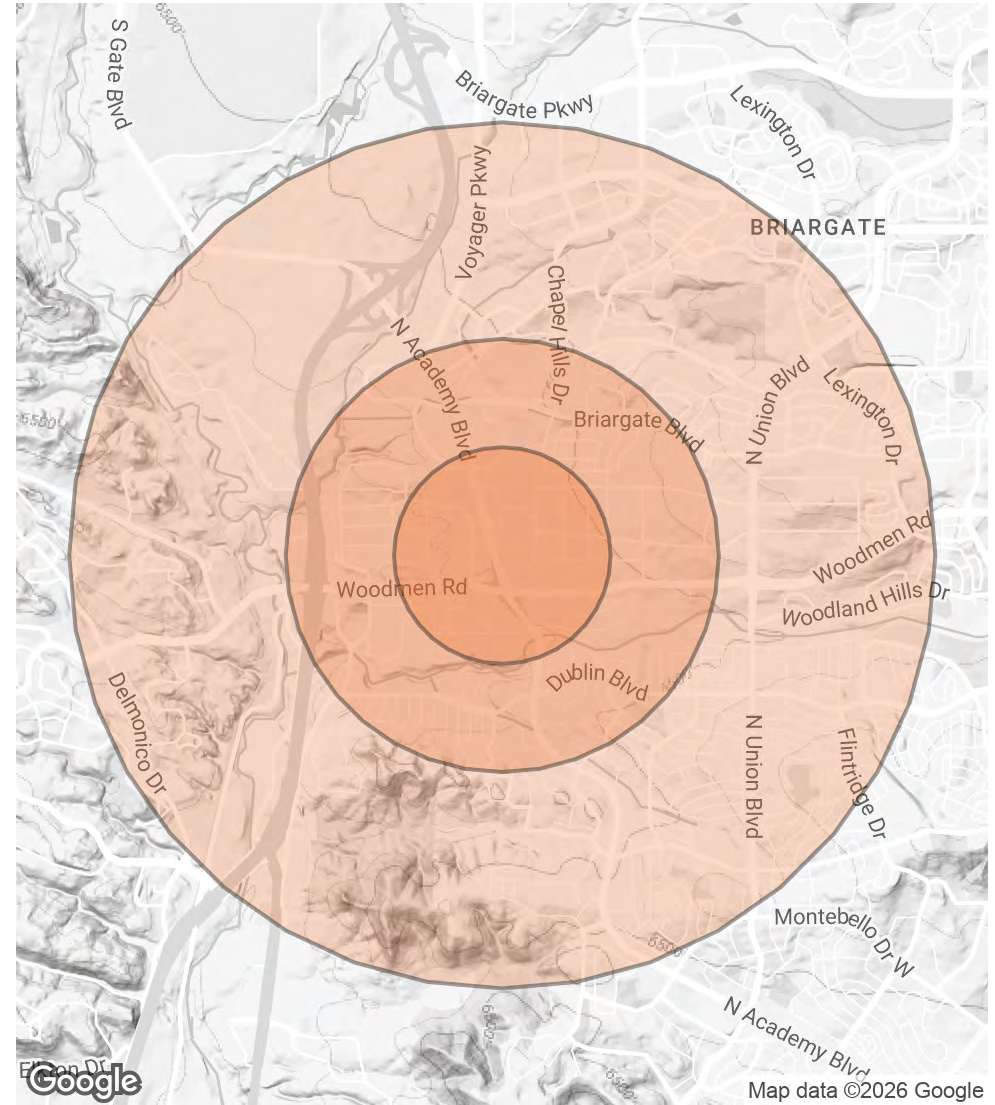
	0.5 MILES	1 MILE	2 MILES
TOTAL POPULATION	1,523	8,089	35,027
AVERAGE AGE	39.5	36.0	37.0
AVERAGE AGE (MALE)	40.9	36.2	35.4
AVERAGE AGE (FEMALE)	37.6	36.6	39.3

HOUSEHOLDS & INCOME

0.5 MILES 1 MILE 2 MILES

	0.5 MILES	1 MILE	2 MILES
TOTAL HOUSEHOLDS	699	3,555	15,204
# OF PERSONS PER HH	2.2	2.3	2.3
AVERAGE HH INCOME	\$91,663	\$94,730	\$104,186
AVERAGE HOUSE VALUE	\$549,615	\$463,833	\$431,494

2023 American Community Survey (ACS)



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