

# FOR LEASE

## 22-26 EAST RIO GRANDE COLORADO SPRINGS, CO 80903



### LOWER DOWNTOWN COLORADO SPRINGS

18-26 E Rio Grande Street - Small Spaces Available for Rent

- \*Street Level Suites with great signage and visibility.
- \*Located at the Corner of Rio Grande and Tejon
- \*Adjacent to hundreds of new apartment dwellers
- \*Conveniently located to downtown and I-25, this location is perfect for small office/retail or service business
- \*Tenant pays all Electric/Gas direct to CSU, Janitorial and Trash

**RATES : BASE +  
MODIFIED GROSS**

**Suite 24: 770 Sft - \$1,604.00**

**Suite 26: 610 Sft - \$1,271.00**

**Suite 28: 1,200 Sft - \$3,000.00**

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## 22-26 EAST RIO GRANDE

### COLORADO SPRINGS, CO 80903



**#1 - 24 East Rio Grande - 770 Sft - RECENTLY RENOVATED**

**#2 - 26 East Rio Grande - 610 Sft - HIGH CELINGS IN THE REAR**

**#3 - 28 East Rio Grande - 1,200 Sft - FORMER SALSA LATINA RESTAURANT**

Fountain Colony, LLC  
106 W Pikes Peak  
Colorado Springs, CO 80903  
T. 719.389.1234  
www.fountaincolony.com

Gary H. Feffer  
Principal  
(Direct) 719.389.1301  
(Cell) 719.339.8314  
gary@fountaincolony.com



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**SUBJECT**

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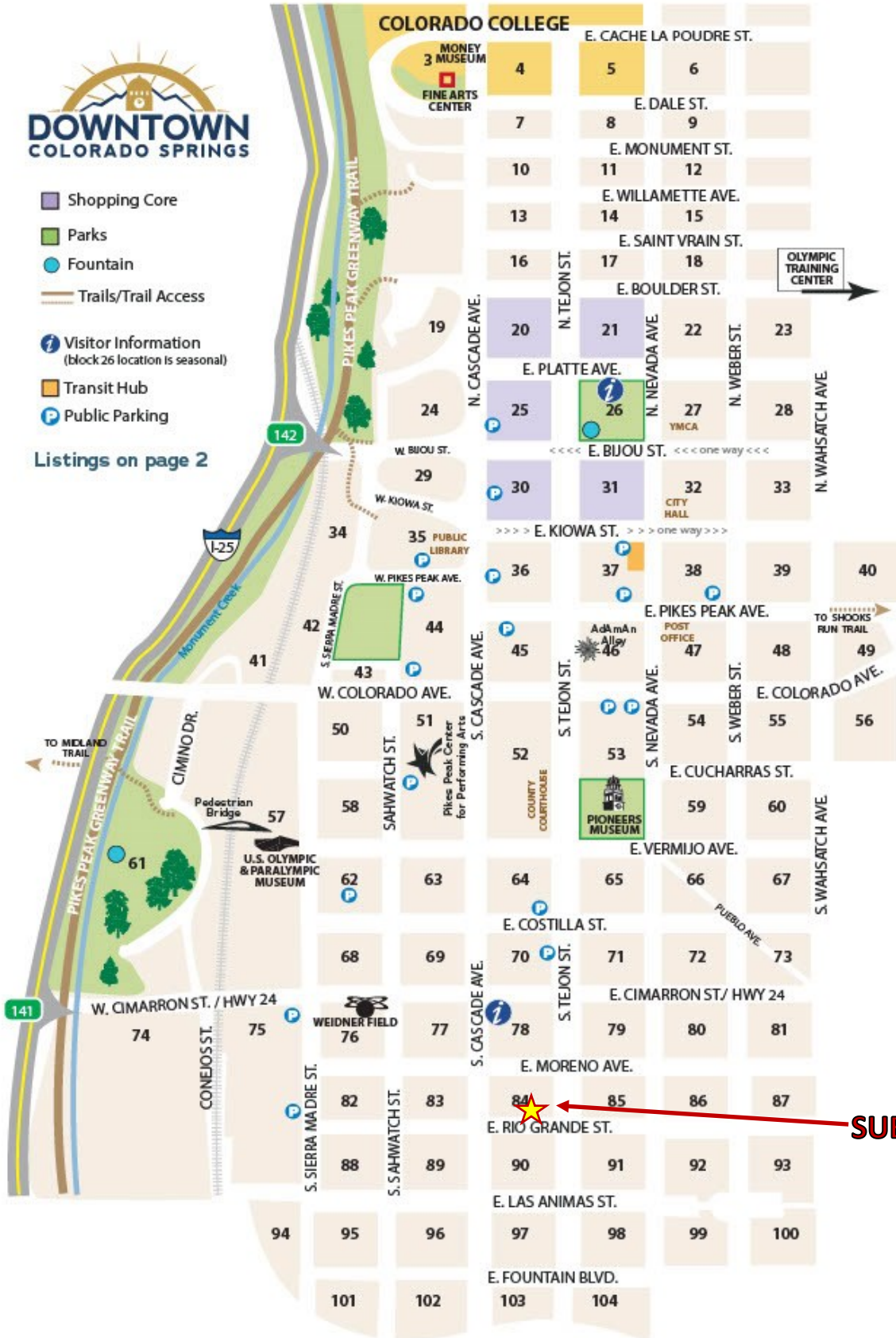
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- Shopping Core
- Parks
- Fountain
- Trails/Trail Access
- Visitor Information (block 26 location is seasonal)
- Transit Hub
- Public Parking

Listings on page 2



**SUBJECT**

## SHOPPING

<b>FASHION, SHOES, JEWELRY</b>	
Ashley's Attic.....	9
Bang Bang.....	31
Bargain Box Thrift Store.....	72
Brown's Shoe Fit Co.....	31
Colorado Co-Op.....	21
Coralun Vintage.....	21
Eclectic CO.....	25
Frayla Boutique.....	97
Good Eye.....	31
Halo Boutique.....	25
Inherent Clothier.....	31
In-Sight Optical.....	36
Jack Miller Jewelry Designs 31	
The Jeweler Upstairs.....	37
Jstar Jewelry Designs.....	21
Knight Watch & Jewelry.....	31
Kurtz Custom Clothing.....	46
The Men's Xchange.....	17
Mountain Standard Goods 31	
My Colorado Store.....	30
Redoux.....	31
Resu.....	31
Rutledge's.....	30
Sweetest Secret Boutique.31	
Terra Verde.....	25
Title Nine.....	25

## SPECIALTY and GIFTS

A Little Alchemy.....	10
Art Bank & Oriental Rugs...10	
Carriage House Designs.....	9
Cronk Art & Curiosities.....	30
Cycle Gear.....	79
Downtown Fine Spirits and	
Wines.....	56
Eclectic CO.....	25
Escape Velocity Comics.....	30
Everest Tibet Imports.....	30
The Hive.....	25
Home Lighting.....	21
Hooked On Books.....	25
Hunt + Gather.....	25
KAE Design.....	66
Ladyfingers Letterpress.....	31
Lay Furs.....	21
Little Richard's Toys.....	20
Living Room Plants.....	84
Meeker Music.....	10
Meininger Art Supply.....	97
Mountain Chalet.....	38
Mountainside Skateshop.....	78
My Colorado Store.....	30
Novis Mortem Collective.....	25
Old Town Bike Shop.....	70
Old West Cigars.....	47
Old West Homebrew	
Supply.....	47
Orly's Gallery of Art.....	90
Piano Warehouse.....	41
Pikes Peak Lemonade.....	25
Poor Richard's Bookstore.....	20
Rocky Mountain Soap	
Market.....	25
Runner's Roost.....	31
Savory Spice Shop.....	30
The Shoppe, home to	
Idyll Manor, Kamp Goods	
and Local Honey Co.....	68
Sparrow Hawk Cookware.....	30
Springs in Bloom Florist.....	48

Weber Street Liquor.....	9
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## DINING

### RESTAURANTS

Antlers Grille.....	44
Atomic Cowboy.....	78
Avenue 19 Food Hall.....	37
Awi Sushi.....	46
Azada Mexican Grill.....	25
Azteca Urbano.....	30
Bambino's Urban Pizzeria.25	
Bento Heaven.....	31
Bingo Burger.....	30
Bird Tree Café.....	25
The Block Bar & Grill.....	65
Bonny & Read.....	31
Borriello Brothers Pizza.....	27
Brakeman's Burgers.....	42
Burnt Toast.....	31
The Carter Payne.....	66
Chiba Bar.....	36
Chile Colorado.....	64
China Town Restaurant.....	65
Chipotle Mexican Grill.....	46
CO.A.T.I. Food Hall.....	78
Colorado Craft.....	46
Crooked Cue.....	30
Dainty's Jamaican Kitchen 23	
Dale Street Bistro.....	8
Denver Biscuit Co.....	78
Dos Dos.....	31
Dos Santos.....	78
Duca's Neapolitan Pizza	
(inside Antlers Hotel).....	44
East Coast Deli.....	45
Einstein Bros Bagels.....	36
Elevent8.....	48
Ephemera.....	78
Everest Nepal Restaurant.25	
The Exchange on Tejon.....	78
The Famous Steak House.37	
Fat Sully's Pizza.....	78
Flame.....	57
Four by Brother Luck.....	21
Fujiyama.....	45
Gaia Masala & Burger.....	45
Garden of the Gods Market	
& Café.....	84
Green Line Grill.....	73
Hafa Adai Fiesta Food.....	46
Haole Hawaiian Grindz.....	30
Homa at Kinship Landing..72	
Illegal Pete's.....	45
Ineffable by Fernando.....	37
Jack Quinn's Irish Pub.....	46
Jax Fish House & Oyster	
Bar.....	46
Jimmy John's.....	45
Jose Muldoon's.....	25
King's Cher Diner.....	31, 65
Kochi Boba.....	25
La Baguette.....	46
Louie's Pizza.....	21
Lumen8.....	70
MacKenzie's Chop House.....	52
Mediterranean Café.....	31
The Melting Pot.....	36
Munchies.....	30
Odyssey Gastropub.....	21
Ola Juice Bar.....	36
Opus Creative Kitchen.....	47
Oskar Blues.....	30

P74 The Downtown	
Panino's.....	10
Phantom Canyon.....	36
Poor Richard's Restaurant.20	
Provision Bread & Bakery .48	
The Rabbit Hole.....	31
Rasta Pasta.....	17
Red Gravy.....	46
Rico's Café & Wine Bar.....	20
Roots Café.....	48
Saigon Café.....	45
Salad or Bust.....	25
Salsa Latina.....	84
Shuga's.....	89
Skirted Heifer.....	25
Sportivo Primo.....	44
Streetcar 520.....	78
Stir Coffee & Cocktails.....	31
Susanna's Comfort Cuisine11	
Sushi Row.....	20
T-Byrds Tacos & Tequila..25	
TILL.....	84
Toastique.....	70
Tony's Bar & Grill.....	20
Urban Egg.....	45
The Warehouse	
Restaurant.....	77
The UTE.....	38
Wild Goose Meeting House17	
White Pie Pizzeria.....	65
Wobby Olive.....	21
Yoo Mae.....	36
Zócalo.....	70

### COFFEE, ICE CREAM,

### JUICE & SWEETS

Blk Mkg Coffee (inside The	
Mining Exchange).....	46
Cacao Chemistry.....	31
Candy Bar.....	30
Caribou Coffee.....	36
Cinchona Coffee.....	37
Coffee & Tea Zone.....	37
Dad's Donuts.....	84
Dutch Brothers Coffee.....	55
The Exchange on Tejon.....	78
Frozen Gold Ice Cream.....	78
Fruilandia 2.....	46
Humble Coffee.....	44
Josh & John's Ice Cream.....	21
Kochi Boba.....	25
Loyal Coffee.....	71
Mary's Mountain Cookies.....	46
Ohana Kava Bar.....	17
Ola Juice Bar.....	36
Pikes Peak Lemonade.....	25
Provision Bread & Bakery .48	
Rico's Café & Wine Bar.....	20
Solar Roast Coffee.....	30
Stir Coffee & Cocktails.....	31
Story Coffee.....	26
Whealthy.....	31

### BREWERIES, BARS &

### NIGHTCLUBS

1350 Distilling.....	40
Allusion Speakeasy.....	21
The Archives (alley).....	46
Avenue 19 Food Hall.....	37
Bar-K.....	65
Bar Thirty Three.....	46
Bell Brothers Brewing.....	30

The Block.....	65
Blondie's.....	36
Bloom Ultra Lounge.....	30
Brass Brewing.....	48
Chiba Bar.....	36
Cork & Cask.....	78
Cowboys.....	37
Crooked Cue.....	30
District Eleven.....	25
Frisky's.....	56
Gasoline Alley.....	36
Golden Hour (inside The	
Mining Exchange).....	46
La Burla Bee.....	31
Local Relic at The Carter	
Payne.....	66
Lulu's Downtown.....	45
Mash Mechanix.....	49
The Mansion.....	36
Nomads.....	72
Nova Nightclub.....	46
Piccadilly Bar (inside Antlers	
Hotel).....	44
Phantom Canyon.....	36
Red Martini.....	36
Rendezvous Lounge.....	30
Rico's Café & Wine Bar.....	20
Shame & Regret (alley).....	30
Shrunken Head Tiki.....	30
Sportivo Primo.....	44
Supernova.....	21
The 555.....	56
Tony's Bar & Grill.....	20
Trainwreck.....	94
Uprise Taproom.....	78
Vine & Wheel.....	84

## SALON & SPA

100% Ageless.....	7
Accents Salon.....	42
Alamo Hair Designers.....	52
Apollo Hair Center.....	28
Art of Fadez Barbershop.....	54
Beauty Bar.....	36
de Bonet Chalet.....	78
Camino Massage Therapy 71	
CORE Collective - A Pilates	
Studio.....	39
Eden Salon.....	30
Elke Beauty.....	21
Facial Aesthetics.....	21
Five Elements Massage	
Therapy.....	97
Fox & Jane Salon.....	71
Glitter & Gold.....	42
Hairdressing Co.....	45
Hin Salon.....	25
Honey Salon & Spa.....	79
Lady Godiva Hair Studio.....	48
MedSpa719.....	7
MX Spa.....	46
Paul Mitchell School.....	43
Phenix Salon Suites.....	16
Salon Bella.....	14
Salon EnV.....	9
Salon Ivan.....	31
Shears Barber Shop.....	21
Style Haus.....	66
Sunday Barber Co.....	79

## GROCERY & CONVENIENCE

7-11.....	6, 23, 80
Bread & Butter	
Neighborhood Market.....	85

## FITNESS

CityROCK Climbing Gym.....	38
Corepower Yoga.....	12
Cycology.....	31
One Body Fitness (alley).....	31
Tai Chi Association.....	44
Whealthy.....	31
YMCA.....	27

## VENUES & ENTERTAINMENT

The Carter Payne.....	66
CLAY Venues.....	39
Ed Robson Arena.....	5
La Burla Bee.....	31
Louie Louie's.....	78
Lulu's Downtown.....	45
Pikes Peak Center.....	51
Trainwreck.....	94
Weidner Field.....	76

## LODGING

The Antlers Hotel.....	44
Crescent Lily Inn.....	19
EconoLodge.....	8
Element Hotel.....	70
Hilton Garden Inn.....	30
Hyatt Place.....	38
Kinship Landing.....	72
The Mining Exchange.....	46
Modern Motel.....	72
St. Mary's Inn.....	14
SpringHill Suites.....	70

## GALLERIES & MUSEUMS

AdAmAn Alley.....	46
Alvarez Gallery & Art	
School*.....	41
American Numismatic &	
Money Museum.....	3
Anita Marie Fine Art.....	56
Art Etc.....	84
Auric Gallery.....	21
Bosky Studio (alley)*.....	30
The Bridge Gallery*.....	41
Fine Arts Center at Colorado	
College.....	3
Colorado Springs Pioneers	
Museum.....	53
Cottonwood Center for the	
Arts.....	56
Cultural Office of the	
Pikes Peak Region.....	53
Gallery 113.....	31
McAllister House.....	16
Orly's Gallery of Art.....	90
Rocky Mountain Motorcycle	
Museum.....	37
Studio West Gallery at Pikes	
Peak State College*.....	34
True North Art Gallery.....	30
U.S. Olympic & Paralympic	
Museum.....	57

\*Limited hours, most open for First Friday.