

Turn-Key Restaurant Opportunity



Restaurant for Lease with all new furniture, fixtures & equipment

2902 W Colorado Ave, Colorado Springs, CO 80904

LEASE RATE

\$30 PSF, NNN

BUILDING SIZE

3,018 SF

PROPERTY OVERVIEW

This historic, fully renovated building in the heart of Old Colorado City offers a rare leasing opportunity. Built in 1888 and listed on state and national historic registries, the property seamlessly blends historic charm with modern innovation. Featuring a custom-designed culinary kitchen, cutting-edge audio/visual systems, and high-efficiency HVAC and Energy Star equipment, it's fully equipped for success. With ADA accessibility, on-site parking, and exceptional visibility in a high-traffic area, this versatile space is perfect for creating a unique dining experience.

PROPERTY HIGHLIGHTS

- Historic Building Listed on State and National Historic Registries
- ADA Accessible throughout
- Custom-Designed Culinary Kitchen & Coffee Bar with natural light and ergonomic, high-end equipment
- High-Efficiency HVAC & Energy Star Equipment
- State-of-the-Art Audio/Visual System
- \$500,000 Worth of Cutting-Edge Equipment

**SCAN TO VIEW
THE PROPERTY WEBSITE, AN
INTERACTIVE 3D TOUR & MORE**

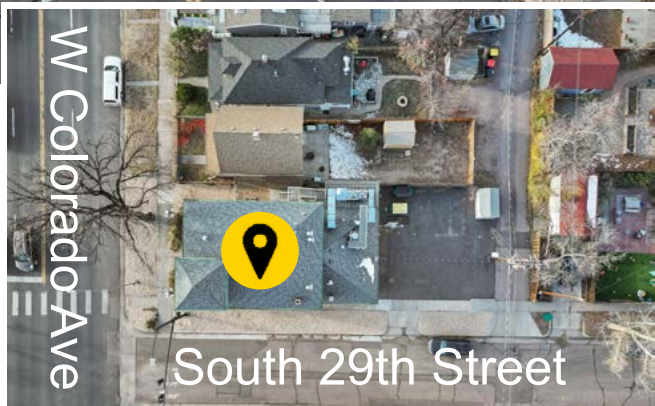


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PROPERTY SPECIFICATIONS

- Building Size:** 3,018 SF
- Floors:** Two (2) Stories with a New Elevator
- Land Area:** 4,800 SF
- Year Built:** 1888
- Zoning:** C-5
- Parking:** On-Site

DEMOGRAPHICS (2024)

	2 MILES	5 MILES	10 MILES
POPULATION	28,000	132,985	482,057
AVG HH INCOME	\$91,201	\$87,942	\$90,808

TRAFFIC COUNTS (2022)

W Colorado Ave & S 29th St SE	15,375 Vehicles Per Day
W Colorado Ave & S 29th St NW	12,099 Vehicles Per Day
W Colorado Ave & S 30th St NW	15,106 Vehicles Per Day
S 30th St & W Pikes Peak Ave NE	10,065 Vehicles Per Day