

Prime Retail Building in Old Colorado City For Sale

2419 W COLORADO AVE • COLORADO SPRINGS, CO 80904

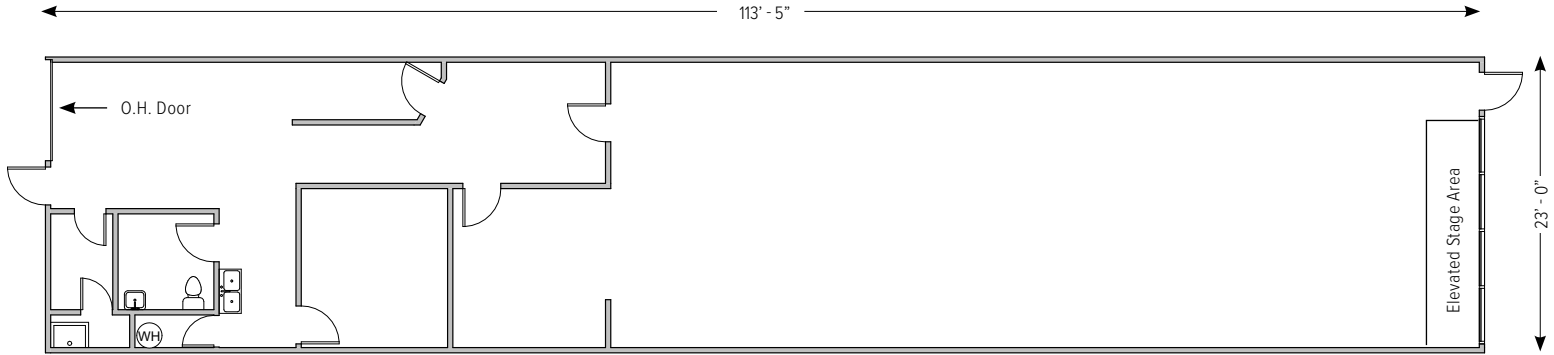


2419 W COLORADO AVENUE, located in the heart of Old Colorado City, offers highly visible retail storefront space for sale along one of the city's most vibrant pedestrian corridors. Directly across from Bancroft Park, this location benefits from year-round foot traffic, strong tourism activity, and excellent exposure to both locals and visitors. The building features floor-to-ceiling storefront windows, open retail display areas, private office/storage rooms, and a rear roll-up door for convenient loading.

- **Floor-to-ceiling display windows** with raised stage for displays
- **Flexible retail layout** and private back-of-house areas
- **Rear roll-up door** for loading / deliveries
- Walk-in cooler (potentially available for purchase)
- **New roof installed in 2019, New HVAC 2021**
- **Excellent access** to Hwy 24 & I-25
- Surrounded by established shops, restaurants, galleries, and year-round events
- **16,536 VPD** on Colorado Ave

BUILDING SIZE:	3,053 SF
SALE PRICE:	\$729,900.00 (\$239.08/SF)
LAND SIZE:	3,600 SF
ZONING:	MX-L
YEAR BUILT:	1916
TAX SCHEDULE NUMBER:	7411233009
TAXES (2025):	\$8,465.07
ROOF:	New Roof installed in 2019
HVAC:	New HVAC installed in 2021

Floor Plan - 2419 W Colorado Avenue



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SHOP. DINE. DISCOVER. STAY.
LOCALS & TOURISTS AGREE, IT'S THE PLACE TO BE

Old Colorado City Highlights:

-  **Historic, High-Traffic Destination**
 - One of Colorado Springs' most visited pedestrian shopping districts
 - Year-round foot traffic from locals and tourists
 - Strong holiday and seasonal tourism spikes
-  **Strong Walkability & Visibility**
 - Vibrant street-front retail with consistent window-shopping activity
-  **Strategic Westside Location**
 - Minutes from I-25, Downtown, and Manitou Springs
 - Surrounded by established neighborhoods with high disposable income
-  **Strong Community & Events**
 - Weekly Farmers Markets, art walks, holiday festivals, and street fairs
 - Dedicated Business Improvement District promoting events and foot traffic
-  **Boutique + Local Experience**
 - Unique Colorado feel attracts shoppers seeking handcrafted, curated, and specialty items
 - Perfect for boutique retail, home decor, gifts, apparel, gourmet food, wellness, and artisan concepts





DEMOGRAPHICS - RADIUS - MILES			
	1 MILE	3 MILES	5 MILES
2025 Est. Population	10,734	61,176	143,424
2025 Est. Households	5,159	28,984	65,988
2025 Est. Avg. HH Income	\$97,438	\$108,944	\$103,042

DEMOGRAPHICS - DRIVE TIME - MINUTES			
	5 MINUTES	10 MINUTES	15 MINUTES
2025 Est. Population	12,810	61,585	188,514
2025 Est. Households	6,158	29,323	84,160
2025 Est. Avg. HH Income	\$100,729	\$105,663	\$100,198

Source: Esri forecasts for 2025. All rights reserved