

Marriott Dual Branded Hotel

END CAP RESTAURANT SPACE FOR LEASE

SQUARE FOOTAGE REDUCED TO 3,500 SF!

402 S TEJON ST., COLORADO SPRINGS, CO 80903



AVAILABLE SPACE: 3,500 RSF - 5,050 RSF

BASE RENT ESTIMATE: \$36.00 - \$39.00 / SF NNN

NNN EXPENSES (2025 Est): \$10.00 / SF

T.I. ALLOWANCES: \$45.00 / SF

SHELL INCLUDES: HVAC, Grease Interceptor, and Exhaust Shaft

PARKING: 216 On-Site Underground Parking Spaces and a 450-Space public garage across the street

Drive Time - Minutes

	5 MIN	10 MIN	15 MIN
2025 Est. Population	16,503	122,707	283,003
2025 Est. Households	7,897	55,549	119,715
2025 Est. Avg. HH Income	\$79,829	\$89,468	\$95,380

Radius - Miles

	1 MILE	3 MILES	5 MILES
2025 Est. Population	8,755	95,573	224,649
2025 Est. Households	4,293	44,179	97,072
2025 Est. Avg. HH Income	\$79,241	\$93,098	\$92,362

Downtown Highlights:

- Over 26,600 jobs and more than 3,000 businesses
- 5,224 new residential units completed, under construction or announced since 2016.
- To date 1,129 units have been completed, 2,028 units are under construction and 2,067 units are in development.
- 164,000 SF office building breaking ground one block north

Located within blocks of:

- US Olympic and Paralympic Museum, est. 350,000 visits per year
- Switchbacks/Weidner Stadium, 8,000 seats, est. 250,000 visits per year
- Pikes Peak Center for the Performing Arts Colorado College 3,407 seat hockey arena
- Lumen8 Marriott Hotel Rooftop Restaurant

**Source: Colorado Springs Downtown Partnership*

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Conceptual Floor Plans

Restaurant Space



Indoor Dining
CONCEPTUAL FLOOR PLAN



Patio Dining
CONCEPTUAL FLOOR PLAN

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Marriott Ground Floor



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Downtown Residential Map

