# 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

216 On-Site Underground Parking
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 55.549 119.715 2025 Est. Households 7.897 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



### **Conceptual Floor Plans**

### **Restaurant Space**



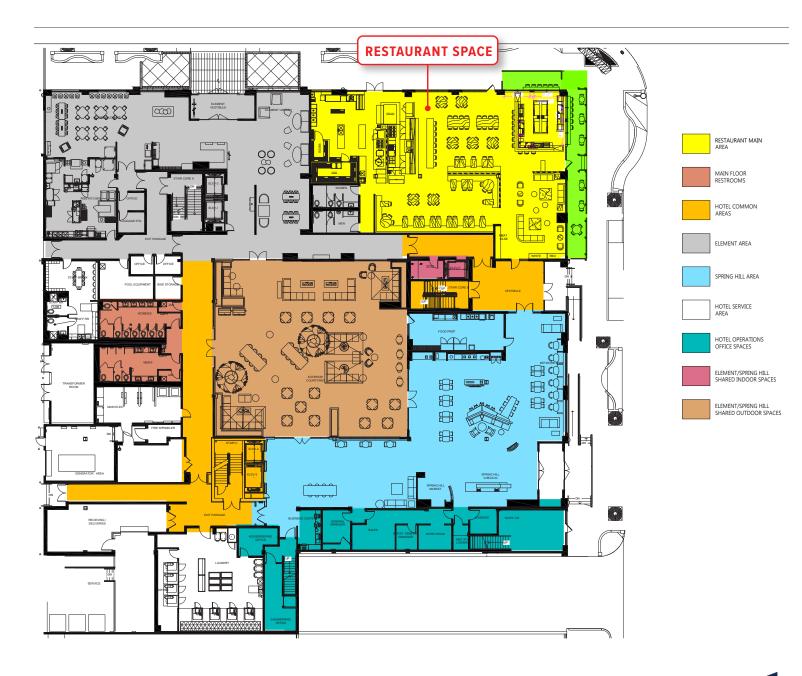




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### **Marriott Ground Floor**



### **END CAP RESTAURANT SPACE FOR LEASE**

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### **Downtown Residential Map**

