

DOWNTOWN RETAIL BUILDING FOR SALE

206 N Tejon Street

Colorado Springs, CO 80903

**PRICE
IMPROVEMENT**



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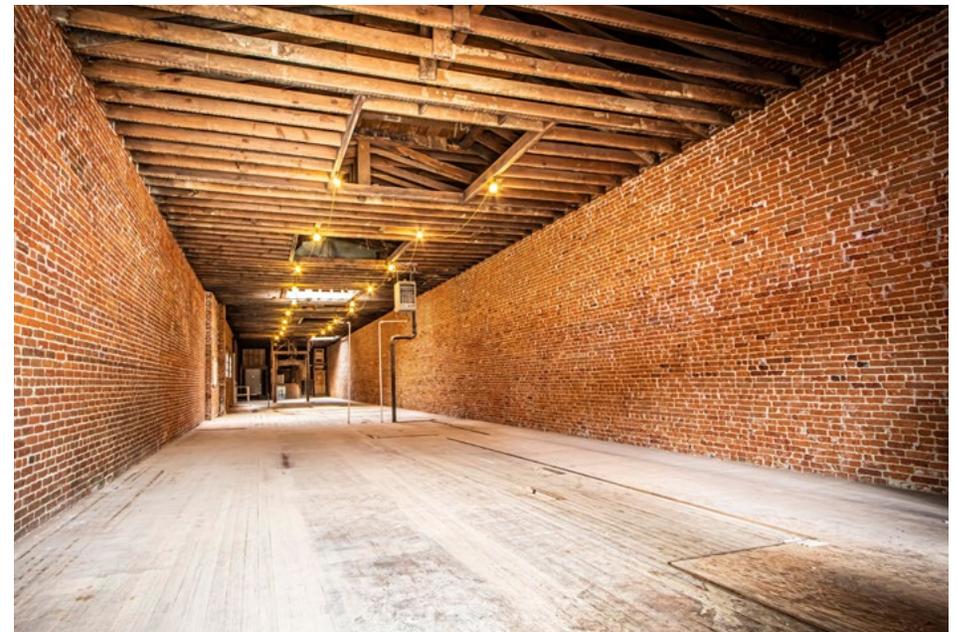
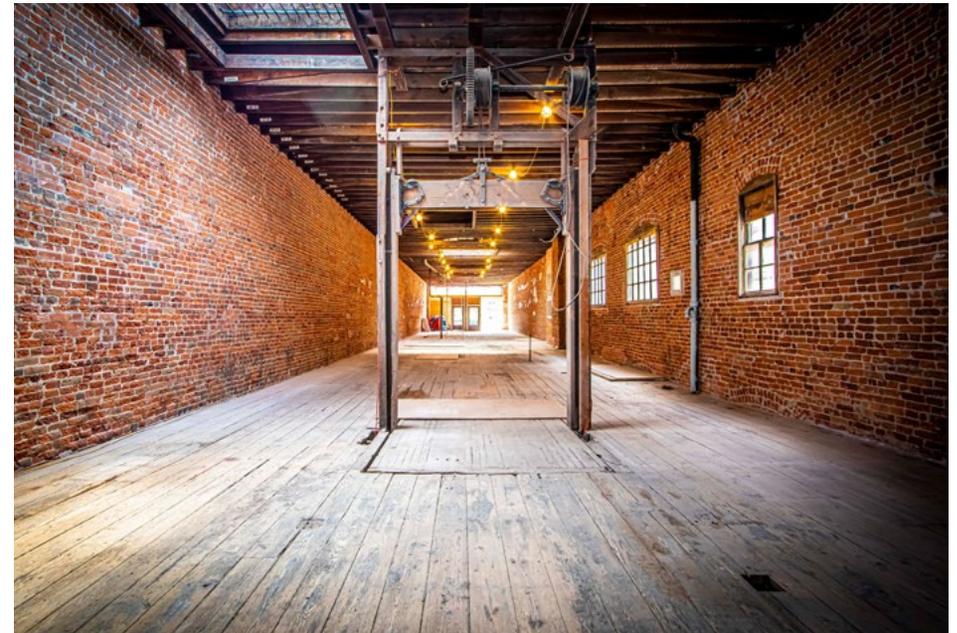
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206 N TEJON STREET is a beautiful turn of the century building situated in the retail heart of Downtown Colorado Springs. The building offers 14' ceilings with floor to ceiling brick walls and skylights bringing in abundant natural light. This is a great Owner User opportunity and presents a rare opportunity to own in the Downtown market.

- ▶ Located directly across the street from Acacia Park, which recently saw a massive \$2 million renovation and attracts visitors from all over the city.
- ▶ Located in a **Qualified Opportunity Zone** and **Enterprise Zone**, providing special tax incentives and credits for new and established businesses. (Click on links to learn more about each zone).
- ▶ Parking is available in the city parking garage directly behind the building with 305 parking spaces.
- ▶ Exceptional Visibility: This property enjoys excellent street frontage and visibility to both pedestrian and vehicle traffic, making it ideal for retail, restaurant, or customer-facing businesses.
- ▶ The building's historical features and fully utilizable lower level combined with its flexible interior make it perfect for modern renovations while preserving its unique architectural charm.

Offering Summary:

OFFERING PRICE:	\$2,200,000 \$1,900,000
AVAILABLE FOR LEASE:	See Leasing Brochure
BUILDING SIZE:	7,500 SF (3,750 SF each floor)
YEAR BUILT:	Approximately 1900
PROPERTY TAXES (2025):	\$14,376.14
PARKING:	Street Parking & City Parking Garage
ZONING:	FBZ-T1



Downtown Colorado Springs has experienced unprecedented growth, due to a residential building boom, the addition of major hotels, and the completion of several City for Champions projects including the U.S. Olympic and Paralympic Museum, the 8,000 seat Weidner Field stadium, and the 3,407 seat Ed Robson Arena at Colorado College. Hotel options in Downtown have recently expanded as well, bringing nearly 1,119 hotel rooms from well-known brands such as Hilton, Hyatt, and Marriott.

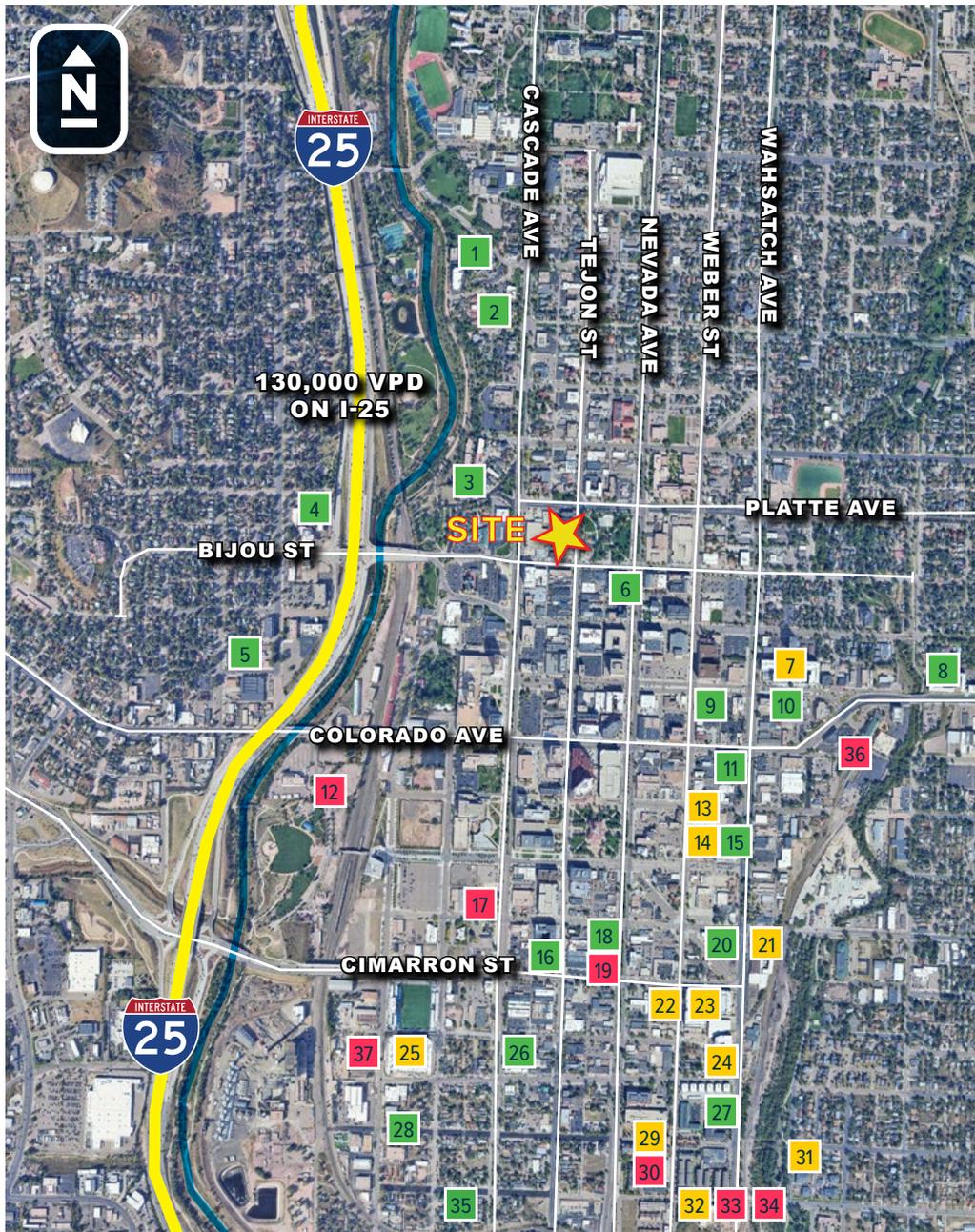
Downtown Highlights:

- ▶ Downtown is home to a workforce of nearly 26,600 people and more than 3,000 businesses.
- ▶ 12.5 million visits to Downtown annually, including 2.2 million out of state visitors.
- ▶ Total Downtown investment from 2013 - 2023 is \$2.3 billion, including \$705 million currently under construction and \$670 million announced.
- ▶ 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.
- ▶ 28.26% Vacancy rate for multifamily units in the South Central district which includes the Central Business District. (Q3 2024, *Stablized, Lease-Up and Out-of-Service units*, Source: *Apartment Insights*)
- ▶ Downtown restaurants and bars posted record sales performance in 2023.
- ▶ 29 new businesses opened in 2023, adding to the previous increase of 25 in 2022.
- ▶ 2,381 residents currently live Downtown.
- ▶ The COS Creek Plan is a long-term initiative aimed at revitalizing the Fountain and Monument Creek corridors, specifically along the western edge of Downtown. This project will boost recreational opportunities and serve as an economic catalyst for the city center. [View the full plan here.](#)

Source: 2024 State of Downtown Report



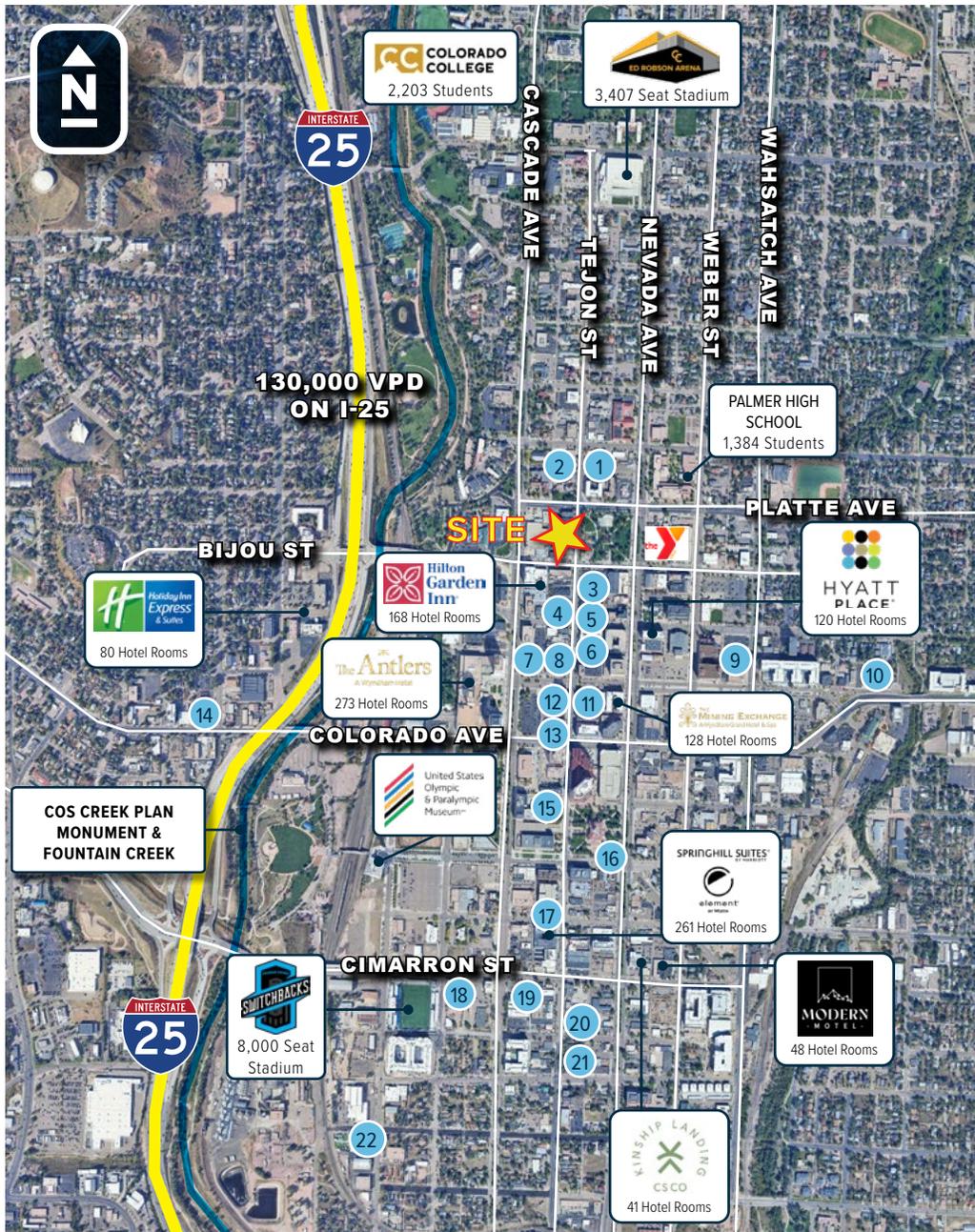
Source: COS Creek Plan



Apartments & Residential:

1. Park Manor East Apartments: 20 rental units
2. Hearthstone Apartments: 23 rental units
3. Boulder Crescent Lofts: 7 luxury condos
4. Bijou West: 148 workforce rental units
5. 22 Spruce: 48 rental units
6. Bijou Lofts: 9 loft condos built above ground-floor retail
7. Fiona: 321 rental units plus amenities
8. The Plaza at Pikes Peak: 215 rental units
9. 9 South Weber: 3 rental loft-style apartments
10. Pikes Peak Lofts: 9 converted loft-style condos
11. 333 ECO: 171 rental units with amenities
12. Parkside Residences Phase 1: 185 units
13. Avian: 169 rental units plus amenities
14. VIM Phase 2: 122 rental units
15. VIM Phase 1: 154 rental units
16. Casa Mundi: 27 rental units with commercial
17. VeLa PeakView: 497 rental units with commercial
18. Blue Dot Place: 33 rental units
19. 428 S Nevada: 131 rental units plus amenities
20. 210 Pueblo: 5 rental units
21. Artspace: 51 units of affordable artist housing
22. The Hunter: 214 rental units
23. Ensley: 277 units plus amenities
24. The Dorian: 207 rental units
25. Experience at Epicenter: 408 rental units with commercial
26. The Mae on Cascade: 177 rental units
27. Village at New South End: 62 rental units
28. Working Fusion Tiny Home Village: 18 affordable tiny homes for rent
29. Lowell Weber: 59 rental units
30. The Ridge: 44 rental units
31. Shooks Run Apartments: 40 affordable units
32. Draper Commons Phase 1 Sumner House: 95 units of affordable housing
33. Draper Commons Phase 2 Bristow House: 185 units of workforce housing
34. Lowell Commons: 180 units of affordable housing
35. Greenway Flats: 65-unit permanent supportive housing
36. OGC Catalyst Campus Residential: 295 units
37. Stadium Apartments Phases 2-3: 550 units





Restaurants, Hotels & Attractions:

Restaurants (Select List)

1. Four by Brother Luck
2. Sushi Row
3. Dos Dos
4. Oskar Blue's Grill & Brew
5. The Rabbit Hole
6. The Famous Steak House
7. Phantom Canyon Brewing Company
8. The Melting Pot
9. Night Ramen
10. 1350 Distilling
11. Jax Fish House & Oyster Bar
12. Urban Egg
13. Illegal Pete's
14. 503W
15. MacKenzie's Chop House
16. White Pie Pizzeria
17. Lumen8 Rooftop Social
18. The Warehouse
19. Coati Food Hall
20. Atomic Cowboy home of Denver Biscuit Co & Fat Sully's
21. Garden of the Gods Market and Cafe
22. Trainwreck

Hotels

- ◆ Hilton Garden Inn: 168 Hotel Rooms
- ◆ The Antlers: 273 Hotel Rooms
- ◆ Hyatt Place: 120 Hotel Rooms
- ◆ The Mining Exchange: 128 Hotel Rooms
- ◆ SpringHill Suites & Element: 261 Hotel Rooms
- ◆ Kinship Landing: 41 Hotel Rooms (80-bed boutique hotel with private rooms, suites, shared dorms, and dining)
- ◆ Holiday Inn Express: 80 Hotel Rooms
- ◆ Modern Motel: 48 Hotel Rooms

Attractions & Schools

- ◆ Colorado College: 2,203 Students
- ◆ Ed Robson Arena: 3,407 Seat Stadium
- ◆ Palmer High School: 1,384 Students
- ◆ U.S. Olympic & Paralympic Museum
- ◆ Weidner Field/Switchbacks Stadium: 8,000 Seat Stadium

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