

FREESTANDING RESTAURANT BUILDING FOR LEASE

333 S Tejon Street

COLORADO SPRINGS, CO 80903



333 S TEJON STREET presents a rare opportunity to lease a freestanding restaurant building at the signalized intersection of Tejon Street and Costilla Street in Downtown Colorado Springs. This high-visibility corner location sits within the active Tejon Street dining corridor and benefits from high density office and strong pedestrian, hospitality, government, and event-driven traffic throughout the day and evening.

- Existing restaurant infrastructure in place
- Patio seating opportunity
- On-site parking (10 spaces)
- Corner lot at signalized intersection
- Features a full-size bar, dining areas, inner stage, sound system, indoor and outdoor patio and seating
- Located in the Downtown Opportunity Zone and Enterprise Zone
- Surrounded by 1,000+ hotel rooms within walking distance

BUILDING SIZE:	333 S Tejon St: 3,600 SF <i>Source: CoStar Group</i>
LOT SIZE:	9,500 SF
LEASE RATE:	Contact Broker
NNN EXPENSES:	Contact Broker
YEAR BUILT/RENOVATED:	1938 / 2019
ZONING:	FBZ-CEN
PARKING:	10 Spaces

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a division of OLIVE REAL ESTATE GROUP

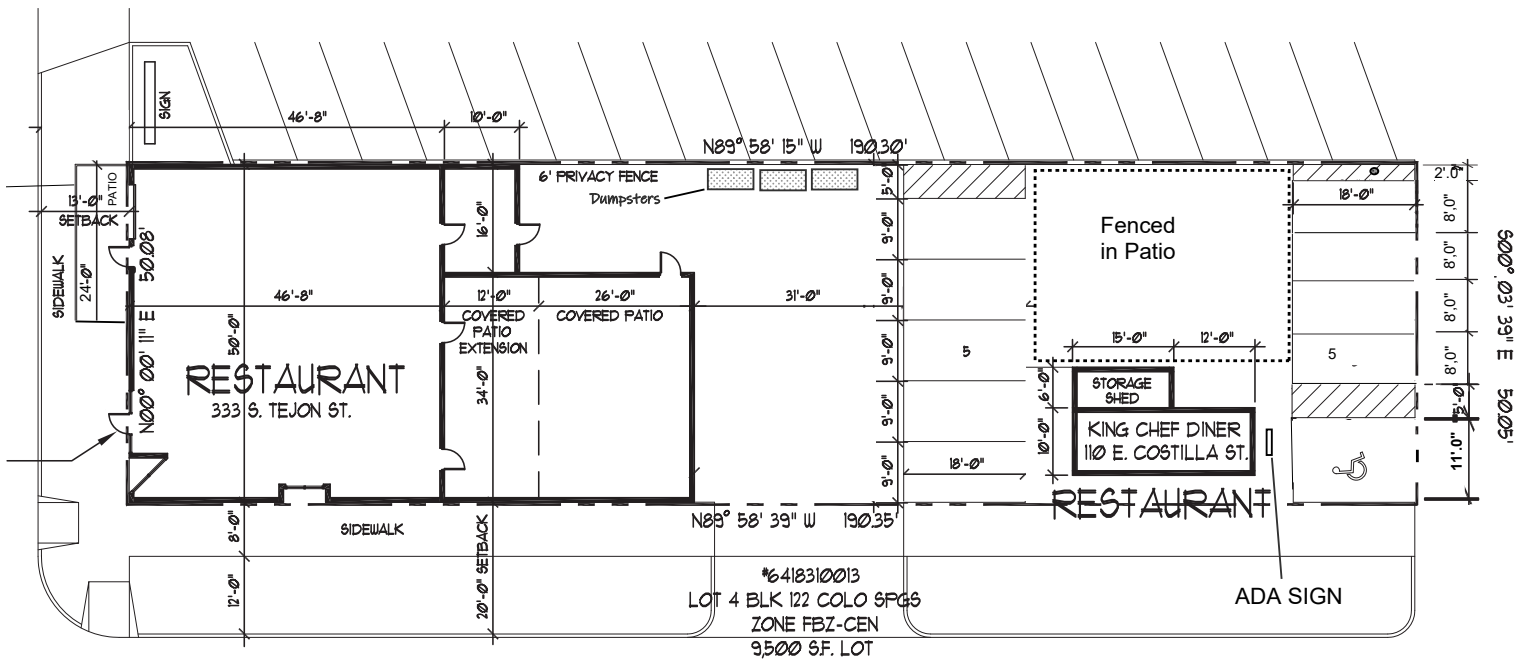
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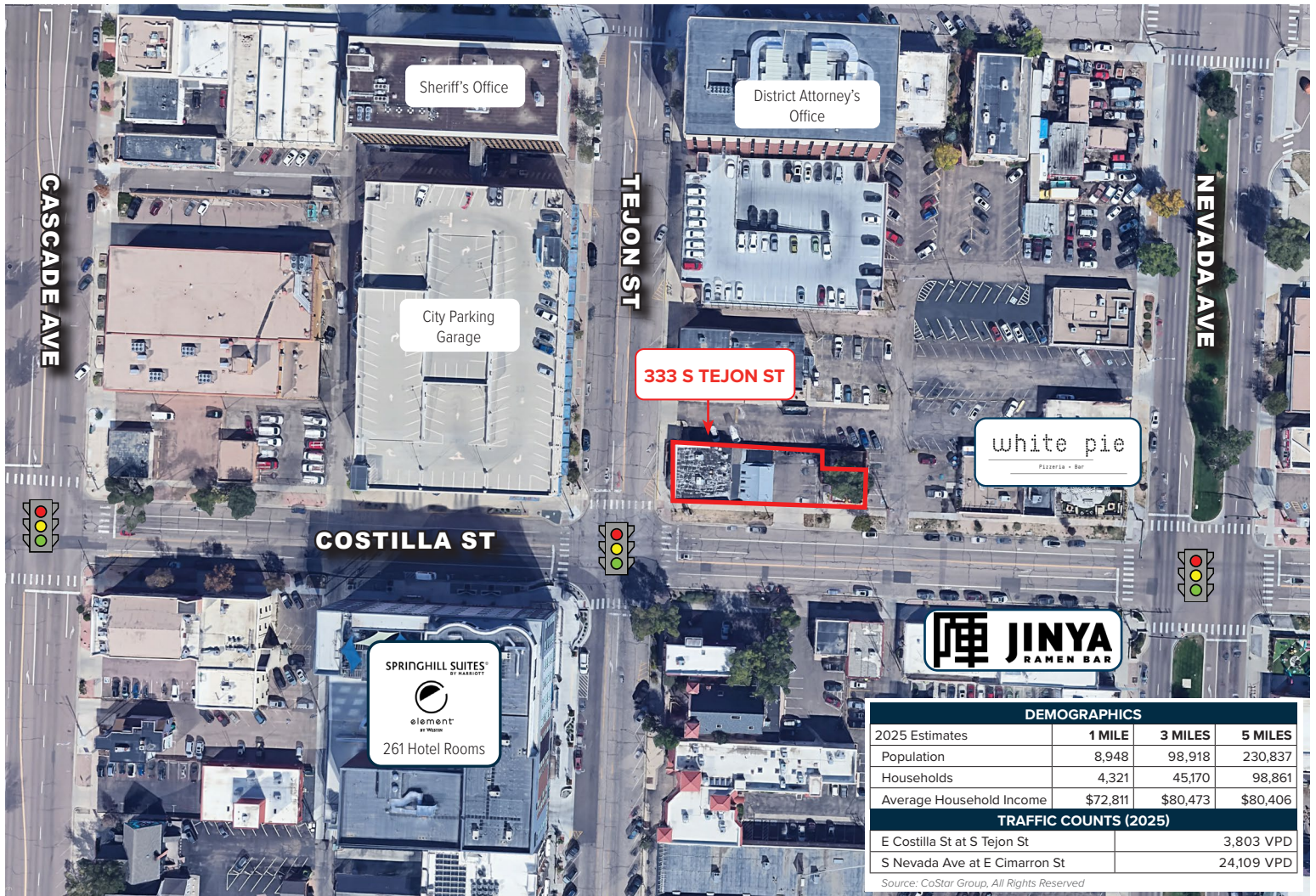
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SITE PLAN





DEMOGRAPHICS			
2025 Estimates	1 MILE	3 MILES	5 MILES
Population	8,948	98,918	230,837
Households	4,321	45,170	98,861
Average Household Income	\$72,811	\$80,473	\$80,406
TRAFFIC COUNTS (2025)			
E Costilla St at S Tejon St		3,803 VPD	
S Nevada Ave at E Cimarron St		24,109 VPD	

Source: CoStar Group, All Rights Reserved

DOWNTOWN DEMAND DRIVERS

- 1000+ hotel rooms within walking distance
- 8,000-seat Switchbacks/Weidner Stadium
- U.S. Olympic and Paralympic Museum
- Pikes Peak Center for the Performing Arts
- El Paso County Courthouse & Government Offices
- Colorado College (2,200+ students)
- 5,000+ new residential units delivered or underway

DOWNTOWN ADVANTAGES

- Located within the active Tejon Street Restaurant Corridor
- Surrounded by a dynamic mix of office, hospitality, residential, and entertainment uses
- Direct access to day-to-night traffic from government, tourism, and event-driven activity
- Within a walkable, high-density urban core experiencing continued reinvestment growth

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DOWNTOWN RESTAURANTS & APARTMENTS

- | | | |
|-----------------------------------|---|---|
| 1. Four by Brother Luck | 9. Illegal Pete's | 16. Fiona: 321 rental units |
| 2. Sushi Row | 10. MacKenzie's Chop House | 17. The Plaza at Pikes Peak: 215 rental units |
| 3. Dos Dos | 11. Lumen8 Rooftop Social | 18. Avian: 169 rental units |
| 4. Oskar Blue's Grill & Brew | 12. The Warehouse | 19. VIM Phase 2: 122 rental units |
| 5. The Famous Steak House | 13. Coati Food Hall | 20. VIM Phase 1: 154 rental units |
| 6. Phantom Canyon Brewing Company | 14. Atomic Cowboy home of Denver Biscuit Co & Fat Sully's | 21. The Hunter: 214 rental units |
| 7. Jax Fish House & Oyster Bar | 15. Garden of the Gods Market and Cafe | 22. Experience at Epicenter: 408 rental units |
| 8. Urban Egg | | 23. The Mae on Cascade: 177 rental units |
| | | 24. Stadium Apartments: 550 units |

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