

# Commercial Property

3330 N ACADEMY BLVD

Bar / Tavern

Opportunity in Colorado Springs





## Tavern/Bar/Nightclub For Sale - \$4,300,500

3330 N Academy BL,  
Colorado Springs, CO 80917

- Prime Academy Blvd Location — High visibility, strong traffic counts
- Large 1.67 Acre Parcel — Rare size for central corridor
- ±11,874 SF Building — Functional layout for restaurant/bar use
- Fully Built-Out Restaurant — Includes kitchen, hood system, walk-ins, bar areas
- Tavern Liquor License — Seller will cooperate with transfer (subject to approval)
- Ample Parking — Supports high-volume operations
- Flexible Deal Structure — Sale, lease, or seller financing available
- Value-Add Opportunity — Increase hours, reposition concept, or redevelop



# Overview



**\$4,300,500**



**Property SubType:** Flex Space, Free-Standing Building, Mixed Use, Tavern/Bar/Nightclub



**Lot:**  
1.67 Acres



**Zoning:**  
MX-M UV



**Main Building:**  
11,874



**Off N Academy Blvd.**



**Parking:**  
137 Spaces



# Executive Summary

- Rare opportunity to acquire a freestanding restaurant and tavern property located along the highly trafficked Academy Boulevard corridor in Colorado Springs. The property consists of an approximately 11,874 SF building situated on 1.67 acres, offering excellent visibility, strong access, and ample on-site parking.
- This is a flexible acquisition opportunity suitable for owner-users, investors, or operators, with options for sale, lease, or seller financing.
- The property is currently operating on a limited schedule, presenting immediate upside potential for increased revenue and repositioning.

## Property Description

The property is a freestanding restaurant and tavern facility featuring a complete commercial kitchen and bar build-out.

## Improvements include:

Commercial hood and ventilation system

Walk-in cooler and freezer

Grease trap and kitchen infrastructure

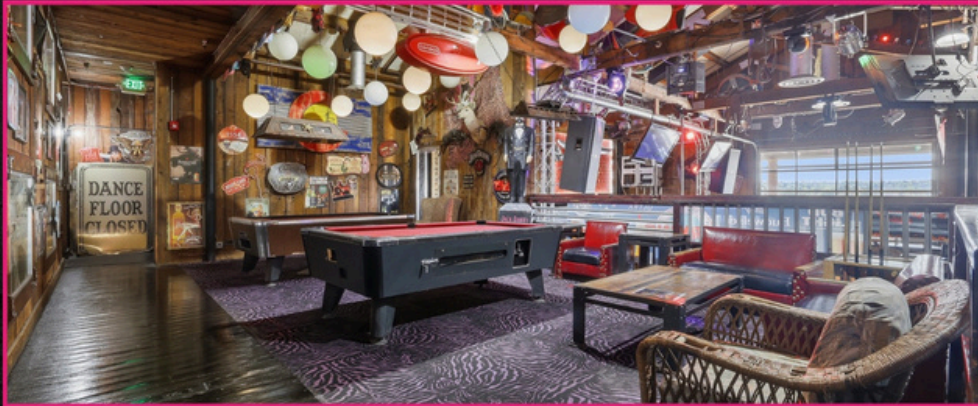
Multiple bar areas

Fixed seating and booths

Outdoor patio areas

Existing layout designed for high-volume service





## Acquisition Options

### *For Sale:*

Owner-user restaurant operators

Hospitality groups

Investors seeking value-add retail

### *For Lease:*

Suitable for experienced operators

Large-format restaurant opportunity

### *Seller Financing Available:*

Terms negotiable

Expands buyer pool

Potential to enhance pricing



## Value-Add Opportunities

Expand operating hours (currently limited schedule)

Rebrand or reposition concept

Increase food & beverage revenue

Utilize patio for additional seating capacity

Lease to established operator

Redevelopment potential due to large lot size



## **Liquor License**

Seller holds a Tavern Liquor License and is willing to cooperate with transfer subject to buyer qualification and regulatory approval.

## **FF&E**

Select Furniture, Fixtures & Equipment (FF&E) are included in the sale as defined in a written inventory.

Restaurant build-out included

Kitchen infrastructure included

Bar structures included

**Business operations, trade name, and inventory are NOT included unless separately negotiated.**



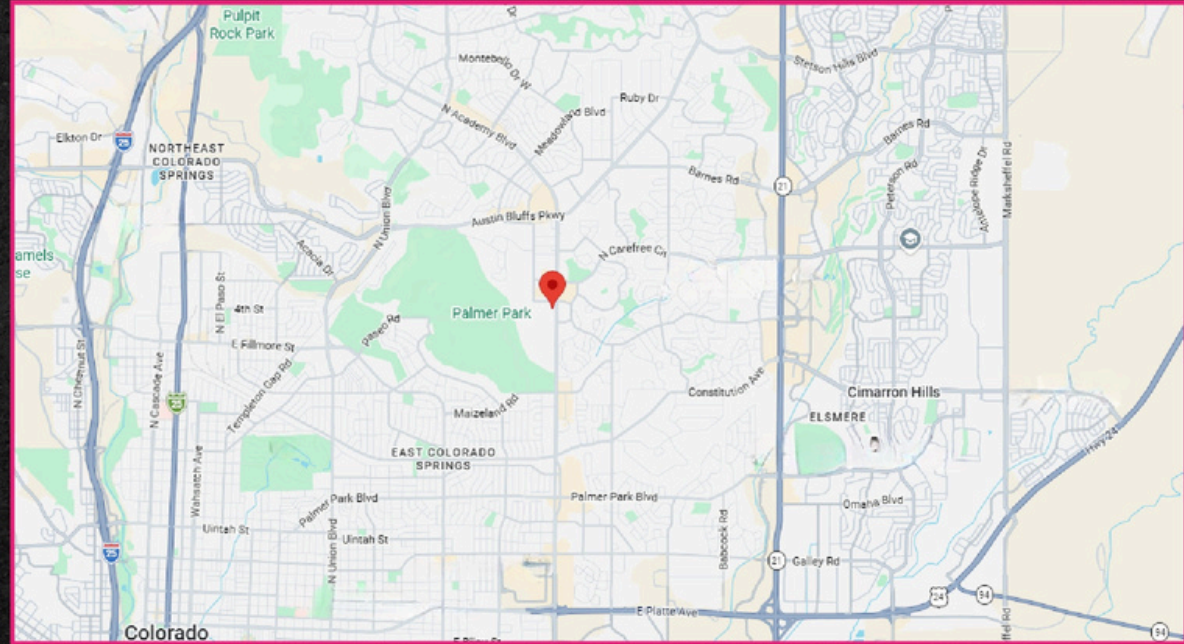
# Location

COPPERHEAD ROAD  
3330 N ACADEMY BLVD  
COLORADO SPRINGS, CO  
80917

## NEARBY

6.5 MILES FROM DOWNTOWN  
2.8 MILES FROM POWERS CORR  
6.5 MILES FROM CHAPEL HILLS

- LOCATED ALONG NORTH ACADEMY BOULEVARD,
- ONE OF COLORADO SPRINGS' PRIMARY COMMERCIAL CORRIDORS:
- HIGH DAILY TRAFFIC COUNTS
- STRONG SURROUNDING RESIDENTIAL DENSITY
- ESTABLISHED RETAIL AND COMMERCIAL ENVIRONMENT
- CENTRAL ACCESS TO MAJOR AREAS OF COLORADO SPRINGS
- THIS LOCATION SUPPORTS A WIDE RANGE OF RESTAURANT, ENTERTAINMENT, AND RETAIL CONCEPTS.



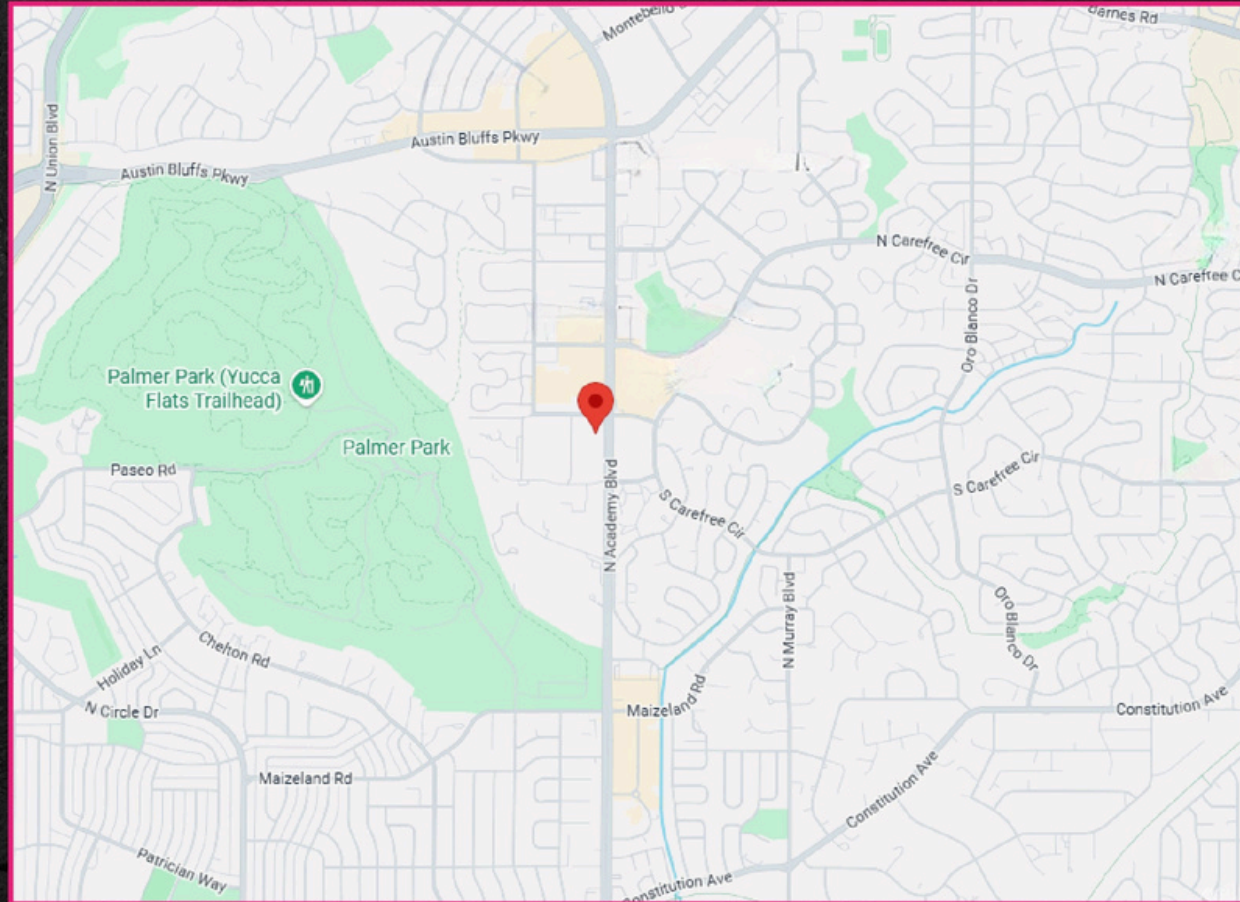
# Traffic Report



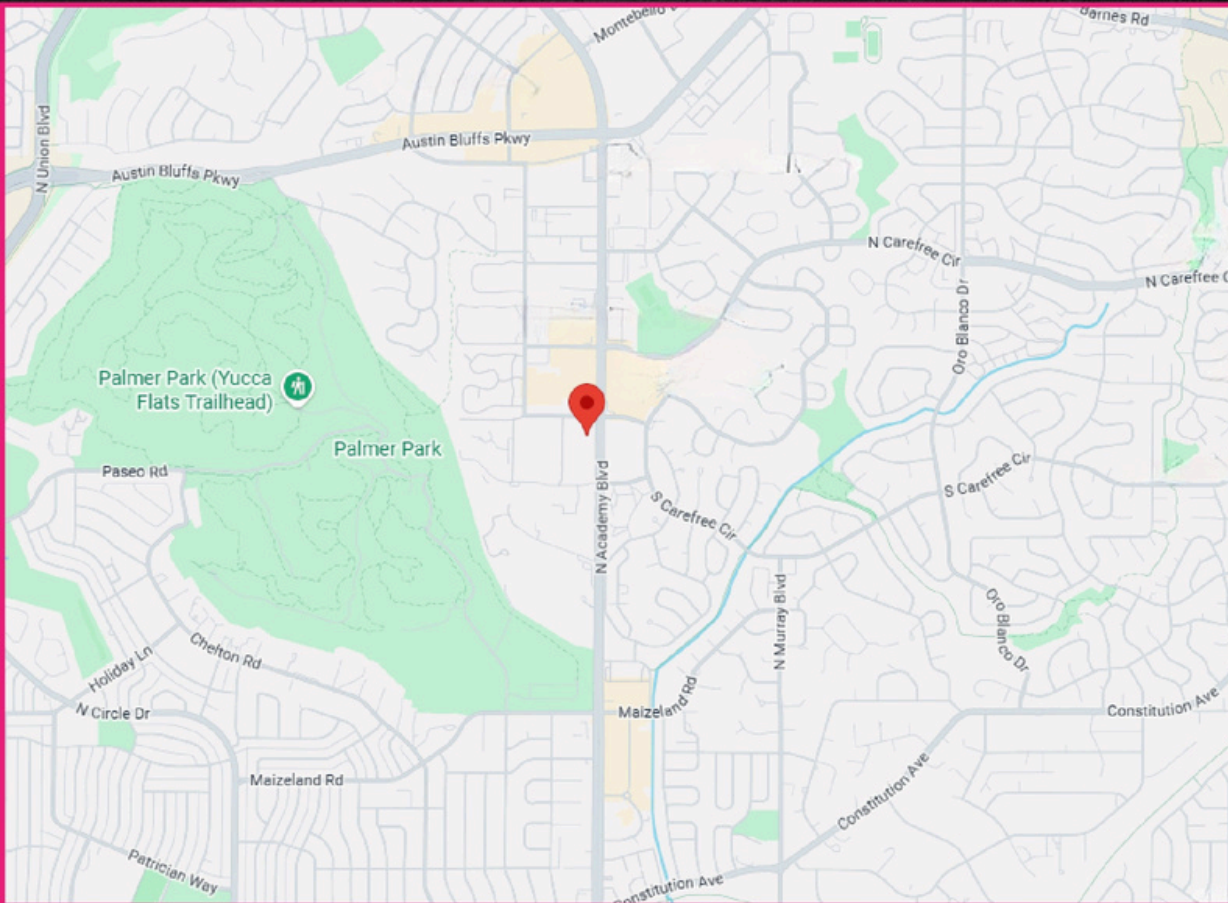


# NORTH

- Jaxon Mohr
- The Copy Store
- Nom Nom Thai
- Tea & Tidbits
- Comfort Dental Oral Surgery
- The Paleta Bar Academy
- The Lounge In the Village
- Self Made Tattoo
- Las Palmitas Mexican Restaurant
- Roasted Coffee Company
- Details Barbershop
- The Human Bean
- Pizza Hut
- KD TOYS-N-CUSTOMS
- OP Nails
- The Legendary Right Touch
- Enchanted Realms Games & Gifts
- La Santa Bar
- Ross Tronics Inc.
- Gold Mine Mini Golf
- Jay's Lawn & Garden
- Newport Square Apartments
- Animal ER Care – Central
- Kavasutra Kava Bar
- Handy Car Rental
- Walgreens
- CVS Pharmacy
- El Quetzal
- CottageCare
- EdCor
- Spruce Defense
- Metro by T-Mobile
- AAA Uniforms
- Laundry Lounge
- Antelope Ridge Mead
- New Horizons Thrift Store
- CodeBusters 2 Escape Room
- InnerStellar Tattoo
- Beard Fitness



# SOUTH



- Colorado Springs Boudoir
- Express Water Damage Restoration
- Bella Vida Salon
- Cassestudios
- My's Nails and Spa
- Cathey Janice G
- Lulabelle Spa Studios
- Soothe Massage Studio
- Family Care Center
- Hear-Wise
- Foxy by Roxy, LLC
- Purple Mountain Home Buyers
- Swicker-Lipton Banbar
- Galaxy Smoke Shop
- Mountain States Appraisals
- Steinger Therapeutic Massage, LLC
- 1 Source Insurance
- Warranty Title Inc
- Patterson Tax & Accounting
- Mar Da Consulting Inc
- Click Photography
- Fidata Business Solutions
- TMTY, LLC
- Lark Springs
- Wide Insurance Colorado
- Mexico Real
- Best Vacuum and Sewing
- Global Signmart
- Rapid Fitness Development
- A Better Choice Auto Insurance
- iSlay by SheenaOut of the Box Massage
- Yaoshi's Studio
- El Rey Del Taco 2
- Triple J Armory - Colorado Springs
- Classy Celebrationz Event Center
- Helping Hands Moving Inc
- Basecamp Books and Adventure
- Muldoon Associates, Inc.
- National Business Brokers & Consultants
- Healing Tranquility Massage
- Bare Skin Beauty
- Wild Bloom Organics
- 7 Brew Coffee

# SAME DRIVEWAY



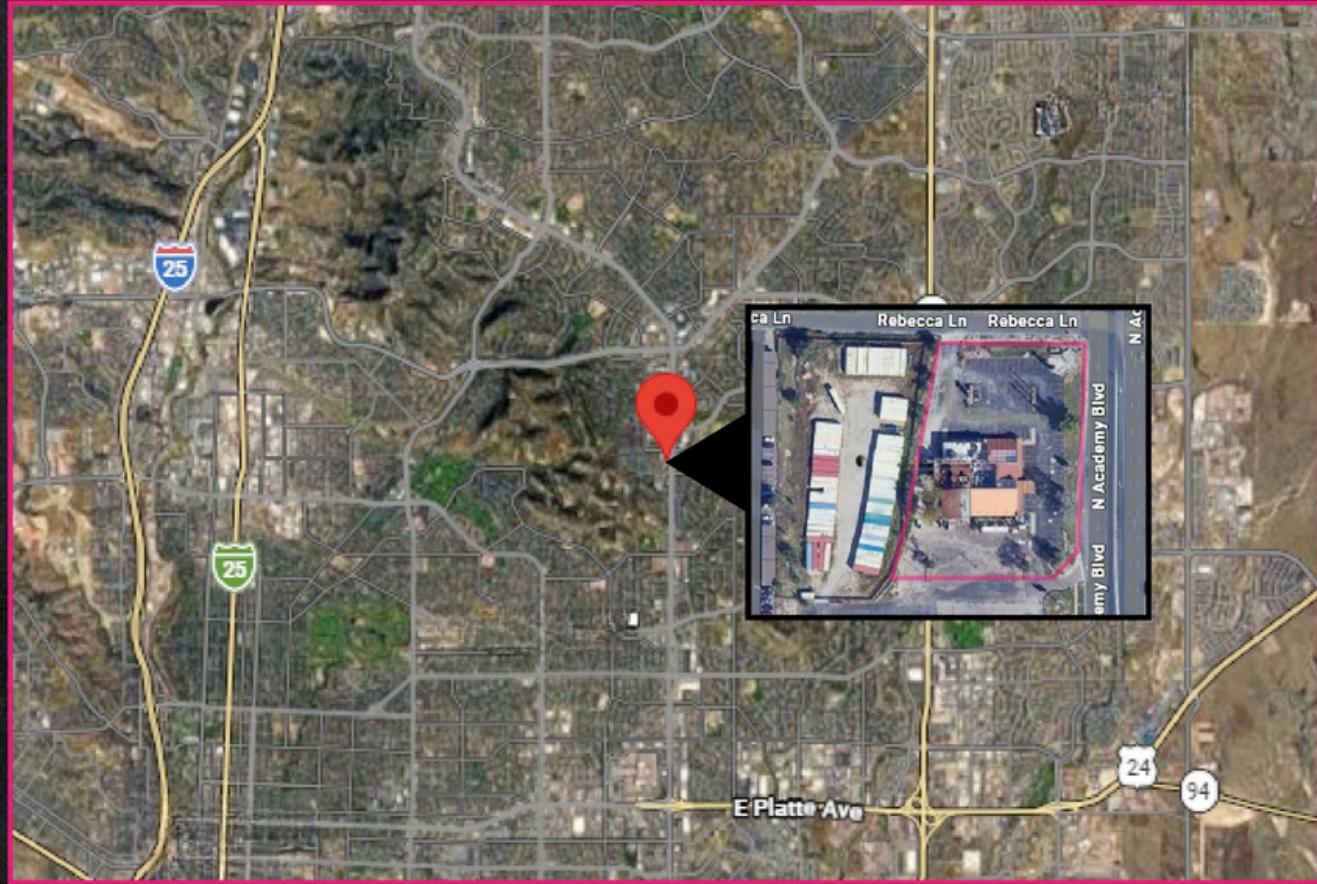
- Carpet Clearance Warehouse
- Aesthetics By Design
- Mountain Ridge Hospice
- Prestige Dental Centers
- Millennium Financial Group
- AdClearly
- Harmony Real Estate Group
- Lush Skin Wellness
- Safford Paul W
- United Home Mortgage
- EXIT Realty Mountain View

# INVESTMENT HIGHLIGHTS

List Price: \$4,300,500

Cap Rate: 7.9%\*

\*Based on seller-provided financials



## VALUE-ADD

### REDEVELOPMENT OPPORTUNITY

- Convenience store / gas station conversion
- Retail strip center redevelopment
- Drive-thru or quick-service restaurant
- Bar / nightclub / entertainment venue
- Mixed-use or long-term hold investment

## LOCATION ADVANTAGE

- Positioned along N Academy Blvd, a major north-south artery in Colorado Springs, this property benefits from:
  - Heavy daily traffic counts
  - Strong surrounding residential density
  - Established retail and commercial presence
  - Easy access to major roadways

# DEMOGRAPHICS

Category	Key Data	Why It Matters for a Bar/Tavern
Population	~497,000 and growing ~1% annually	Expanding customer base supports long-term business stability
Age Distribution	Median age ~35.7; strong 21-44 demographic	Prime bar-going population = consistent traffic (not just weekends)
Income Levels	Median household income ~\$84,800	Supports mid-tier to upscale bar concepts and higher spend per visit
Workforce	Diverse: military, healthcare, tech, tourism	Stable employment base = reliable weekday and happy hour business
Education	~42% college educated	Demand for craft cocktails, breweries, and elevated experiences
Household Mix	Blend of young professionals, families, military	Favors neighborhood bars, sports bars, and casual taverns over nightlife-only
Tourism	Strong seasonal visitor traffic	Boosts weekend and peak season revenue (spring/summer especially)
Cultural Diversity	~19% Hispanic/Latino; growing diversity	Opportunity for unique or niche bar/food concepts
Growth Trends	Steady in-migration	New residents = continuous new customer pipeline
Spending Behavior	Middle-to-upper income market	Supports repeat visits and premium menu pricing



**COLORADO SPRINGS OFFERS A GROWING, HIGH-INCOME, AND PRIME BAR-GOING POPULATION THAT SUPPORTS CONSISTENT, YEAR-ROUND TAVERN DEMAND.**





# Colorado Springs, CO



## Attractions

- HOME TO WORLD-RENOWNED DESTINATIONS LIKE GARDEN OF THE GODS AND PIKES PEAK, DRAWING MILLIONS OF VISITORS ANNUALLY
- STRONG TOURISM ECONOMY SUPPORTED BY LANDMARKS SUCH AS U.S. OLYMPIC & PARALYMPIC TRAINING CENTER
- YEAR-ROUND OUTDOOR RECREATION (HIKING, BIKING, CLIMBING) ENHANCES QUALITY OF LIFE AND ATTRACTS RESIDENTS AND BUSINESSES

## Transportation

- CONVENIENT REGIONAL AND NATIONAL ACCESS VIA COLORADO SPRINGS AIRPORT
- DIRECT CONNECTIVITY TO DENVER VIA INTERSTATE 25, SUPPORTING COMMUTER AND COMMERCIAL TRAFFIC
- ONGOING INFRASTRUCTURE IMPROVEMENTS AND EXPANDING PUBLIC TRANSIT THROUGH MOUNTAIN METROPOLITAN TRANSIT

## Economy

- DIVERSE ECONOMIC BASE INCLUDING MILITARY, AEROSPACE, HEALTHCARE, AND TECHNOLOGY SECTORS
- MAJOR EMPLOYERS INCLUDE PETERSON SPACE FORCE BASE AND UCHEALTH
- CONTINUED POPULATION GROWTH AND BUSINESS-FRIENDLY ENVIRONMENT SUPPORT STRONG COMMERCIAL REAL ESTATE DEMAND

## Education

- ANCHORED BY HIGHER EDUCATION INSTITUTIONS LIKE UNIVERSITY OF COLORADO COLORADO SPRINGS AND UNITED STATES AIR FORCE ACADEMY
- SKILLED WORKFORCE PIPELINE DRIVEN BY LOCAL COLLEGES, TECHNICAL SCHOOLS, AND MILITARY PRESENCE
- HIGHLY RATED K-12 SCHOOL DISTRICTS ENHANCE COMMUNITY APPEAL FOR FAMILIES AND WORKFORCE RETENTION