

FULLY BUILT-OUT RESTAURANT
READY TO OPEN TOMORROW!

460 N
MURRAY

COLORADO SPRINGS | CO



RENEE NEWLAND Director

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navpoint

3,500 SF
\$16.00/SF NNN

EXECUTIVE SUMMARY

Turnkey Restaurant Opportunity – 460 N Murray Blvd, Colorado Springs, CO

This 3,500 SF second-generation restaurant space is the perfect setup for your next culinary venture. Formerly home to a long-running Mexican restaurant, the space is fully functional and ready to operate, complete with a fully built-out commercial kitchen, dining area, and all the essentials in place.

Located right off of busy Platte Ave, this property provides excellent visibility and easy access. The competitive lease rate of \$16.00/SF offers exceptional value for a fully equipped restaurant space.



Property Overview

Property Address	460 N Murray Blvd, Colorado Springs, CO 80916
Property Type	Retail
Suite Size	3,500 SF
Lease Rate	\$16.00/SF NNN
Lease Type	NNN
Zoning	MX-M
Year Built	1986

DESCRIPTION/HIGHLIGHTS

- 3,500 SF second-generation restaurant space
- Fully built-out kitchen – ready to operate immediately
- Former Mexican restaurant with existing infrastructure
- Excellent street visibility and access
- Competitive lease rate: \$16.00/SF

Turnkey 2nd-generation restaurant with a fully equipped commercial kitchen and existing dining build-out. Capitalize on steady daily foot traffic as your concept joins trusted tenants such as Jackson Hewitt, Metro by T-Mobile, 7-Eleven, and China Gourmet



Property Map



DEMOGRAPHICS

POPULATION	1 MILE	5 MILE	10 MILE
2025 Population	14,656	116,626	245,024
2030 Population Projection	15,141	119,940	252,297
Growth 2025 - 2030	3.3%	2.8%	3.0%
Median Age	33	36	37
HOUSEHOLD INCOME			
2025 Average HH Income	\$64,500	\$75,800	\$84,600
Total Households	5,888	46,739	98,237
Median Home Value	\$260,500	\$325,400	\$358,900

Nearby Retail



Market Overview

Why Choose Colorado Springs?

Colorado Springs is one of the fastest-growing cities in the Rocky Mountain region, offering a dynamic blend of natural beauty, military and aerospace innovation, and a thriving business climate. Nestled at the base of Pikes Peak, the city provides a high quality of life with affordable living, top-ranked schools, and abundant recreational opportunities.

Home to a robust and diverse economy, Colorado Springs is an ideal location to launch or grow a business—whether you're establishing a new headquarters, expanding a manufacturing facility, or joining the ranks of the 300+ major employers that have already chosen to invest in this vibrant community.

1M PEOPLE

Southern Colorado's population is forecasted to reach approximately 1 million by 2040, making it one of the largest and most dynamic metro areas in the state.

5% GROWTH

with a 5% average annual growth in Gross Regional Product (GRP) over the past several years.

JOB INCREASE

From 2015 to 2020, Colorado Springs saw a 9.3% increase in jobs—from 288,663 to 315,579—outpacing the national job growth rate of 1.3% by over 8%.

— Strategic Location

Colorado Springs is strategically situated along the I-25 corridor, providing direct access to Denver, Pueblo, and major transportation routes. Its proximity to key military installations, including Peterson Space Force Base and Fort Carson, enhances its regional importance and workforce appeal.

— Business Friendly

With stunning mountain views, excellent infrastructure, and a business-forward municipal government, Colorado Springs is ideal for companies looking to thrive. Tax incentives, workforce training programs, and efficient permitting processes make the city a prime destination for business expansion and relocation.

— Major Employers

Home to a diverse base of employers across sectors like Aerospace & Defense, Technology, Healthcare, and Tourism, Colorado Springs supports over 300,000 jobs. Notable industries include Military Contracting, Advanced Manufacturing, Cybersecurity, and Outdoor Recreation.

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