

31 NORTH TEJON

COLORADO SPRINGS, CO

RETAIL RATES FROM

\$25.00/FT

2025 NNN ESTIMATE

\$6.00/FT

RETAIL VACANCIES

2,308 SF

PROXIMITY

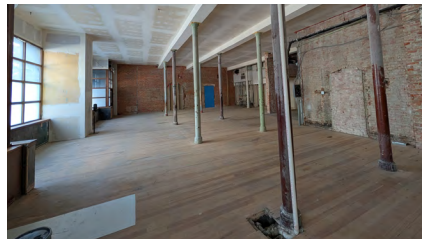
- » High visibility location at Tejon/Kiowa
- » Direct access to I-25
- » 15 minutes from COS Airport & Peterson AFB
- » Direct Downtown Access

AFFORDABILITY

- » Aggressive retail lease rates among the best-priced downtown
- » Generous TI Packages available
- » NNN Rates among the lowest in the area

FLEXIBILITY

- » Retail Unit with 16' Ceilings and exposed historic masonry
- » Ground level Retail Available



 WESTWARD PROPERTIES // 719.301.9378 // WESTWARDPROP.COM

WESTON THOMAS

719.355.9097

wthomas@westwardprop.com



COLIN THOMAS

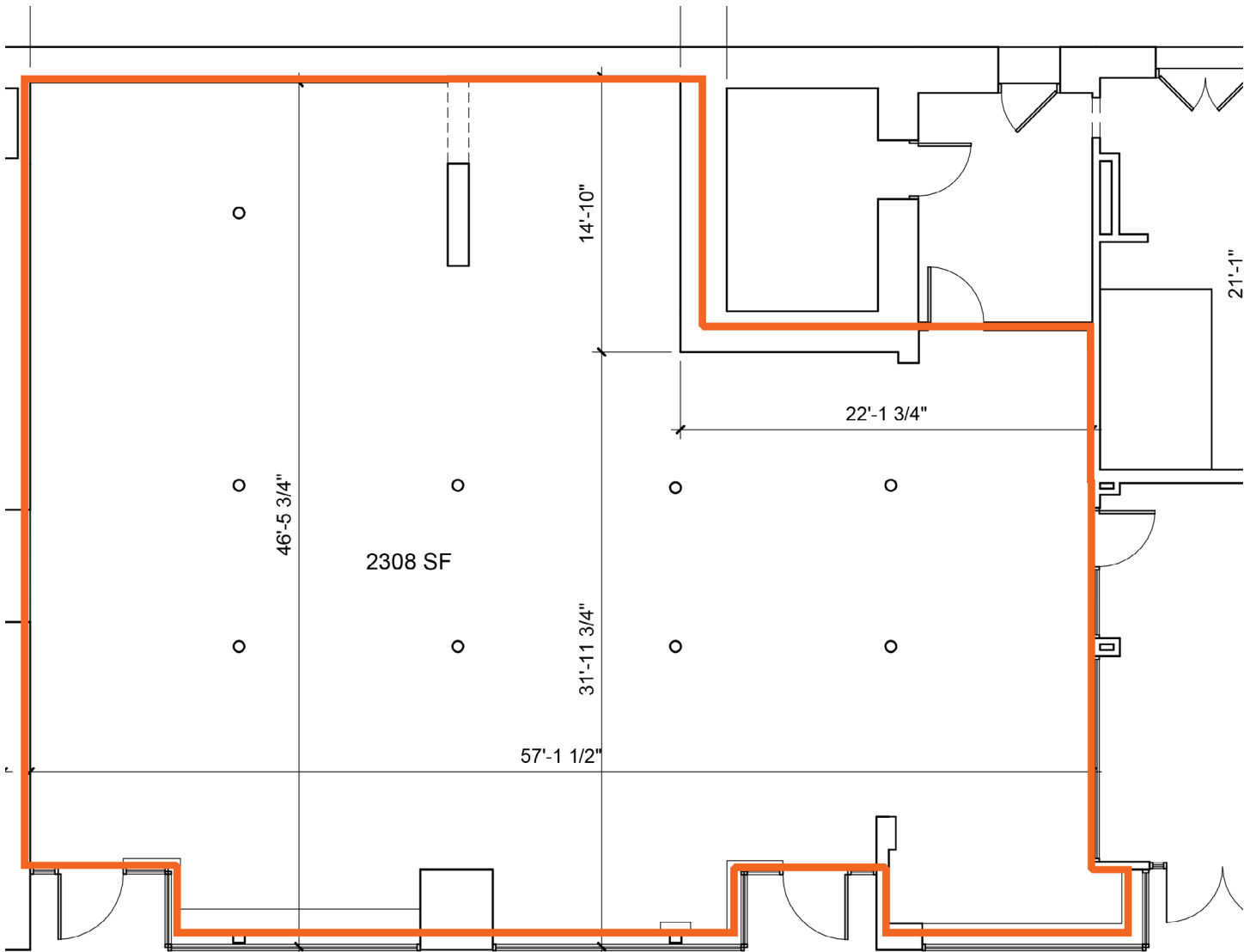
512.639.1309

cthomas@westwardprop.com

31 NORTH TEJON

COLORADO SPRINGS, CO

FLOOR 1 - Retail 2,308 SF



WESTWARD PROPERTIES // 719.301.9378 // WESTWARDPROP.COM

WESTON THOMAS

719.355.9097
wthomas@westwardprop.com



COLIN THOMAS

512.639.1309
cthomas@westwardprop.com