

DOWNTOWN WOODLAND PARK COMMERCIAL OPPORTUNITY

121 W Midland Avenue | Woodland Park, CO 80863

FOR SALE | \$489,900 | FF&E INCLUDED

Lease or Lease-Purchase May Be Considered



THE OPPORTUNITY

Rare opportunity to acquire a stand-alone commercial property in the heart of downtown Woodland Park. Located on the southeast corner of Midland Avenue and Center Street, this highly visible property offers existing hospitality infrastructure, extensive outdoor seating, recent capital improvements, and scenic Pikes Peak views from the patio.

The 960 SF building, with 38 seats inside, is complemented by a spacious outdoor gathering area with seating for 112 guests, creates a unique destination in one of Woodland Park's most visible locations. Substantial capital improvements were completed in 2019, and the property underwent significant upgrades in 2026, including a designer interior remodel, professional landscaping, and installation of a custom water feature.

Whether envisioned as a restaurant, wine store and tasting room, coffee house, brewery taproom, ice cream shop, bakery, dessert concept, boutique retail destination, event venue, visitor-focused business, or another unique commercial concept, the location, atmosphere, and flexibility create exceptional potential.

INVESTMENT HIGHLIGHTS

- Move-in ready — the kitchen, prep line, bar, and dining room are fully finished and all equipment conveys, so you can open for business immediately.
- 2,450 SF patio with a fire pit and food-truck gate — more outdoor seating than indoor, built for outdoor dinner service and events with a Pikes Peak backdrop.
- Hard-corner visibility at W Midland & S Center, with approximately 32,000 vehicles per day.
- Significant renovations and improvements to the Property in 2019 and 2026, which included an interior remodel by “Tweeds” of Woodland Park.
- Walkable, tourist-driven downtown with 100+ public parking stalls nearby.
- Affluent and large trade area — average household income over \$100,000 within 1, 3, and 5 miles. Teller County has over 30,000 residents.
- Current Central Business District (CBD) zoning supports full-service restaurant, bar, and hospitality use.
- Priced to sell at \$489,900 — owner will consider a lease or lease-purchase with the right operator.

PROPERTY OVERVIEW

Address	121 W Midland Ave, Woodland Park, CO 80863
Building Size	960 SF
Patio / Outdoor	2,450 SF (fire pit, outdoor dining, food-truck gate)
Lot Size	0.11 acres (±4,792 SF)
Year Built	1950 (renovated 2019)
Roof	New in 2019
Kitchen	352 SF prep/kitchen area
Seating	Approx. 38 seats indoors; additional patio seating 112 (150 total seats)
Zoning Classification	Central Business District (CBD) Mixed Use
City / County	Woodland Park / Teller County
Property Taxes	\$6,006 (2025 total)
Included	All furniture, fixtures & equipment (FF&E) - full list available
Parking	100+ public stalls nearby (50-, 35-, and 20-stall lots)

PRICING & TERMS

Sale Price	\$489,900
Lease Option	Lease or lease-purchase may be considered — \$3,950/mo. gross
FF&E	Included in the sale price
Delivery	Turnkey — ready for immediate operation

LOCATION

Woodland Park — the "City Above the Clouds" — sits along US Highway 24, which is about 20 miles northwest of Colorado Springs, on the main route to adventures in the Pikes Peak National Forest and for a multitude of recreation out west. This location draws year-round tourism and outdoor-recreation traffic straight through downtown.

TRADE AREA DEMOGRAPHICS *Source: Esri (2022 estimates, 2027 projections)*

	1 Mile	3 Miles	5 Miles
2022 Est. Population	4,915	11,490	13,644
2022 Households	2,091	4,769	5,742
Avg. Household Income	\$102,682	\$114,037	\$113,671
Median Household Income	\$78,116	\$88,497	\$87,658
Daytime Population	4,753	10,264	11,663

LISTING AGENT

Mark Weaver 719.337.3137 · mark@ascentcommercial.com

Ascent Commercial Group, LLC **Property shown by appointment only — contact the listing agent to schedule.**

The information presented was obtained from sources deemed reliable; however, Ascent Commercial Group, LLC does not guarantee its completeness or accuracy. Demographic and traffic figures reflect the dates noted and should be re-verified prior to publication.

AERIAL VIEWS



Downtown Woodland Park — 121 W Midland Ave in context (Memorial Park, Tava House, Woodland Hardware, US-24 corridor).



Property close-up — the hard corner of W Midland Ave & S Center St. Source: Google Earth.

PROPERTY PHOTOS



Interior — bar



Interior — dining

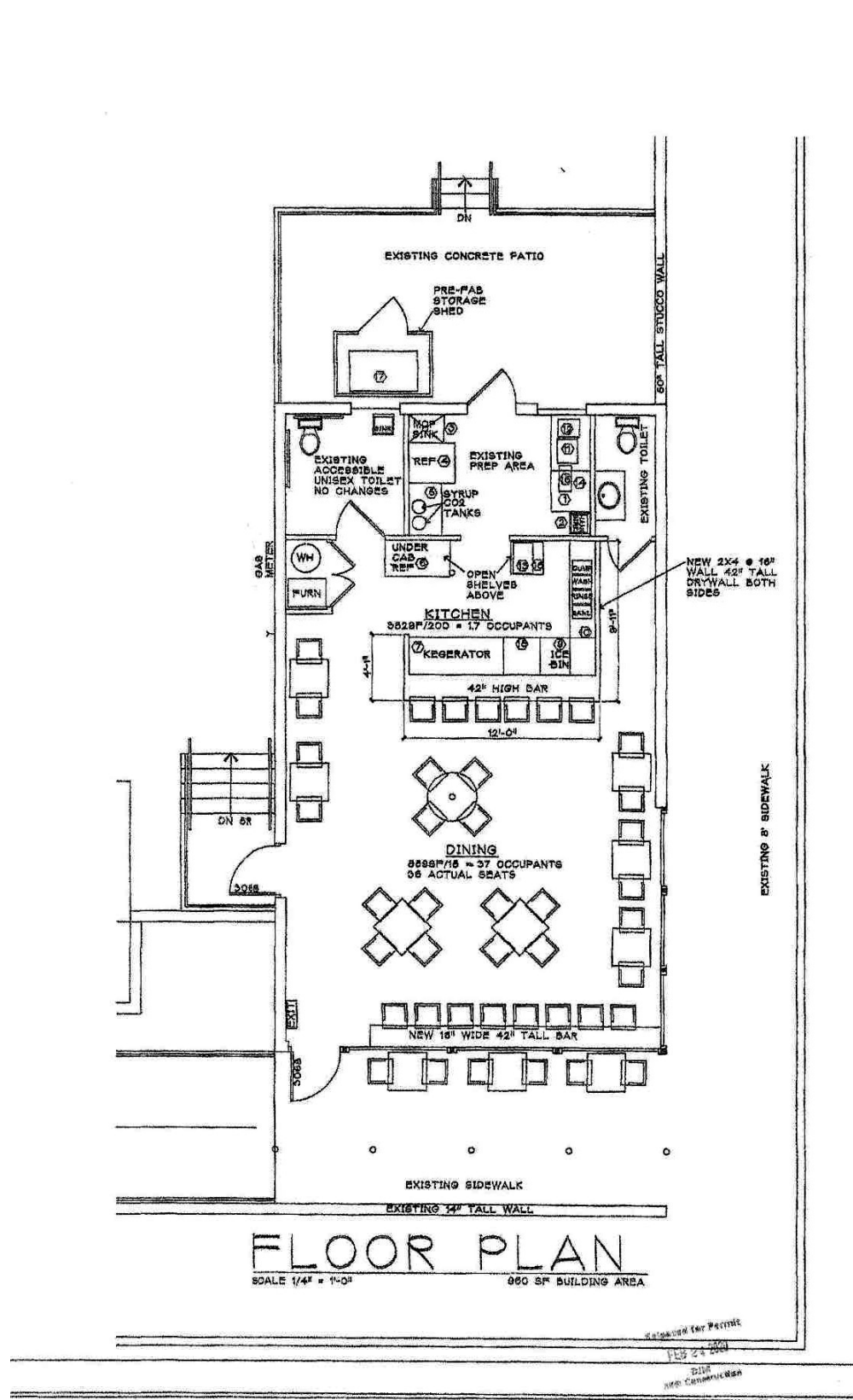


Patio & fire pit



Patio seating

FLOOR PLAN



Source: CRS Architects, Sheet A1 — 960 SF building. Not to scale as reproduced.