

FOR SUBLEASE | APPROXIMATELY 2,500 SF

DOWNTOWN COLORADO SPRINGS RESTAURANT & BAR

Turnkey Restaurant Space

FORMER JAX FISH HOUSE & OYSTER BAR

11 S TEJON STREET | COLORADO SPRINGS, CO 80903



PROPERTY PRESENTED BY

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OLIVE REAL ESTATE GROUP

THE SPACE

11 S Tejon Street is a 2,500 SF restaurant and bar space in the core of downtown Colorado Springs, previously operated as Jax Fish House & Oyster Bar. The space is comprised of two levels: a main level dining room, bar and kitchen, and a lower level built out for food prep, storage, three walk-in coolers, office and a second stairway exit to Tejon Street.

The property sits mid block on S. Tejon Street between Pikes Peak Avenue and Colorado Avenue, within the same block as Urban Egg, Chipotle, Awi Sushi, and Colorado Springs Craft Brewery, Jimmy John's, Red Gravy, Fujiyama, East Coast Deli, Jack Quinn's Irish Pub, The U.S. Olympic Committee, and numerous office buildings, in downtown Colorado Springs' restaurant and retail corridor.

The space is available for sublease at a below market rent rate but the cost for the extensive restaurant remodel and all furniture, fixtures, and equipment are available for separate purchase directly from the tenant (Jax Fish House & Oyster Bar) for \$250,000.

LEASE RATE & NNN EXPENSES

Contact broker

SUBLEASE TERM TO

12/31/2030

Building Data

YEAR BUILT

1922

REMODELED

2019

LEASEABLE AREA

2,500 SF

STORIES

Main level and built-out lower level

PARKING

Street Parking Only

SITE SIZE

2,250 SF

ZONING

FBZ-CEN

PARCEL

6418216008



ROOF

Replaced in 2019 with 20-year warranty

ELECTRICAL

400 Amp, 3-Phase

HVAC SYSTEM

14 Tons

HOODS

(1) 14' and (1) 4' (Type I), with Ansul fire suppression system

GREASE INTERCEPTOR

800 Gallon - 2019

OCCUPANCY

Indoor Seating: 66, Patio Seating: 14



Numbered marker color on map corresponds to project status matching the Multi-Family Residential Pipeline totals at right: green: completed, yellow: under construction, pink: announced. Source: State of Downtown 2026, Downtown Partnership

Downtown Highlights - Within walking distance

Downtown Colorado Springs continues to add residential density, hotel capacity, and entertainment venues within walking distance of the site.

01 • Hotel Base

1,139 hotel rooms across eight downtown properties, including the Hilton Garden Inn, The Antlers, SpringHill Suites & Element Hotel, and Hyatt Place.

02 • Museum & Sports Venues

U.S. Olympic & Paralympic Museum (±75,000 annual visitors), Weidner Field / Switchbacks Stadium (8,000-seat stadium, ±187,000 annual visitors), and Ed Robson Arena (3,407-seat stadium).

03 • Pikes Peak Performing Arts Center

04 • Residential Growth

3,000+ multi-family units completed downtown, with 51 under construction and 1,500+ announced.

Multi-Family Residential Pipeline



Weidner Field / Switchbacks Stadium



U.S. Olympic & Paralympic Museum

DEMOGRAPHICS

Trade Area Demographics

A YOUNG, HIGH-EARNING TRADE AREA IN THE HEART OF DOWNTOWN COLORADO SPRINGS.

2026 ESTIMATE	5 min	10 min	15 min
Population	18,164	107,476	266,168
Households	8,810	50,248	115,335
Daytime Population	39,250	151,596	325,322
Average Household income	\$89,107	\$93,294	\$97,817
Median home value	\$484,447	\$479,843	\$470,823
Median age	37.2	39.3	37.6

30,546

DAYTIME WORKERS (5-MIN)

61.3%

SERVICES INDUSTRY EMPLOYMENT (5-MIN)

15,126 VPD

E PIKES PEAK AVE AT S TEJON ST E

19,063 VPD

E COLORADO AVE AT S TEJON ST W

MARKET OBSERVATION

The trade area's daytime population of 39,250 within a 5-minute drive and above-average household income (\$89,107) support consistent lunch and dinner traffic for a full-service restaurant concept in the heart of downtown Colorado Springs.

TOP TAPESTRY SEGMENT

Emerging Hub

The dominant lifestyle segment within 5, 10, and 15 minutes of the site is characterized by young, high-earning, mobile urban professionals, a strong match for an upscale, full-service restaurant concept

GROWTH, 2026-2031

+10.9%

Projected population growth within a 5-minute drive, more than three times the rate of the broader 15-minute trade area over the same period

DINING SPENDING

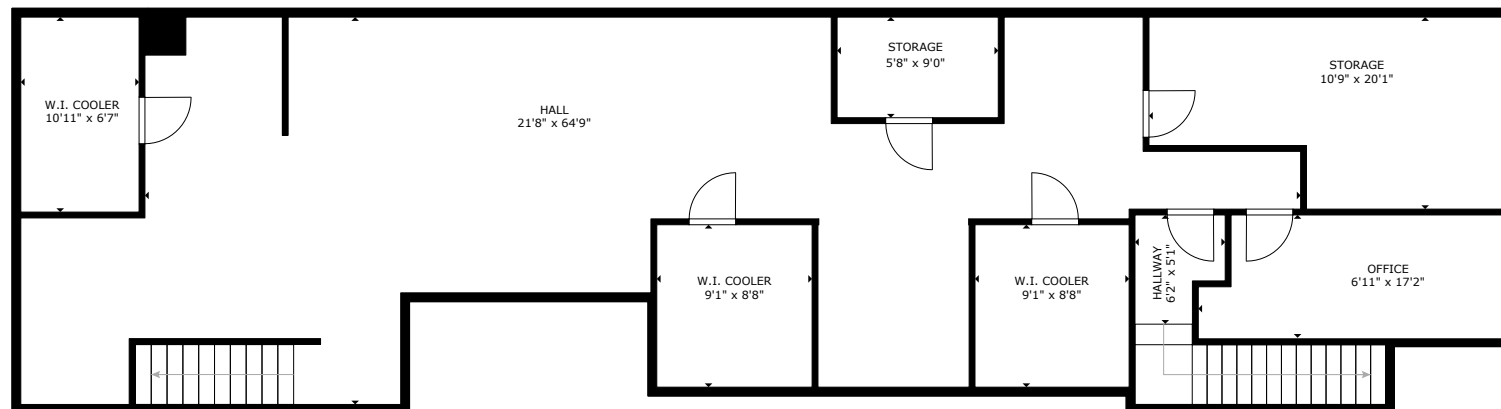
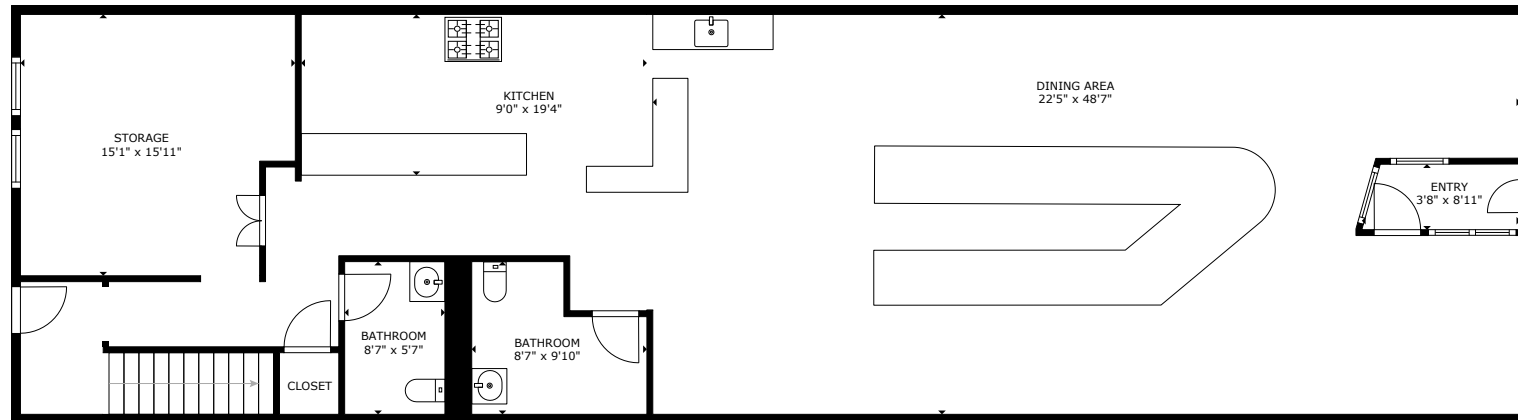
\$29.4M

Annual household spending on food away from home within a 5-minute drive, rising to \$416.6M across the 15-minute trade area.

Sources: Esri, 2026 estimates — drive time radii from 11 S Tejon St. CoStar Group, 2026 Traffic Count

FLOOR PLAN

MAIN LEVEL - Restaurant Dining, Bar & Kitchen



LOWER LEVEL - Food Prep, Storage & Office



CLICK / SCAN FOR
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Inquiries and offers should be directed to the exclusive listing team below.

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