

1850 Dominion Way, Colorado Springs, CO 80918

# Offering Memorandum

13,221 SF | Commercial Building





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# Property Description

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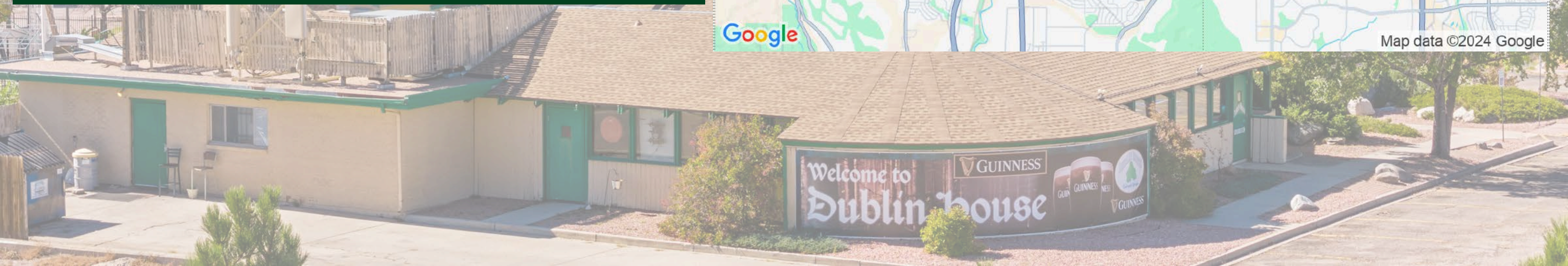
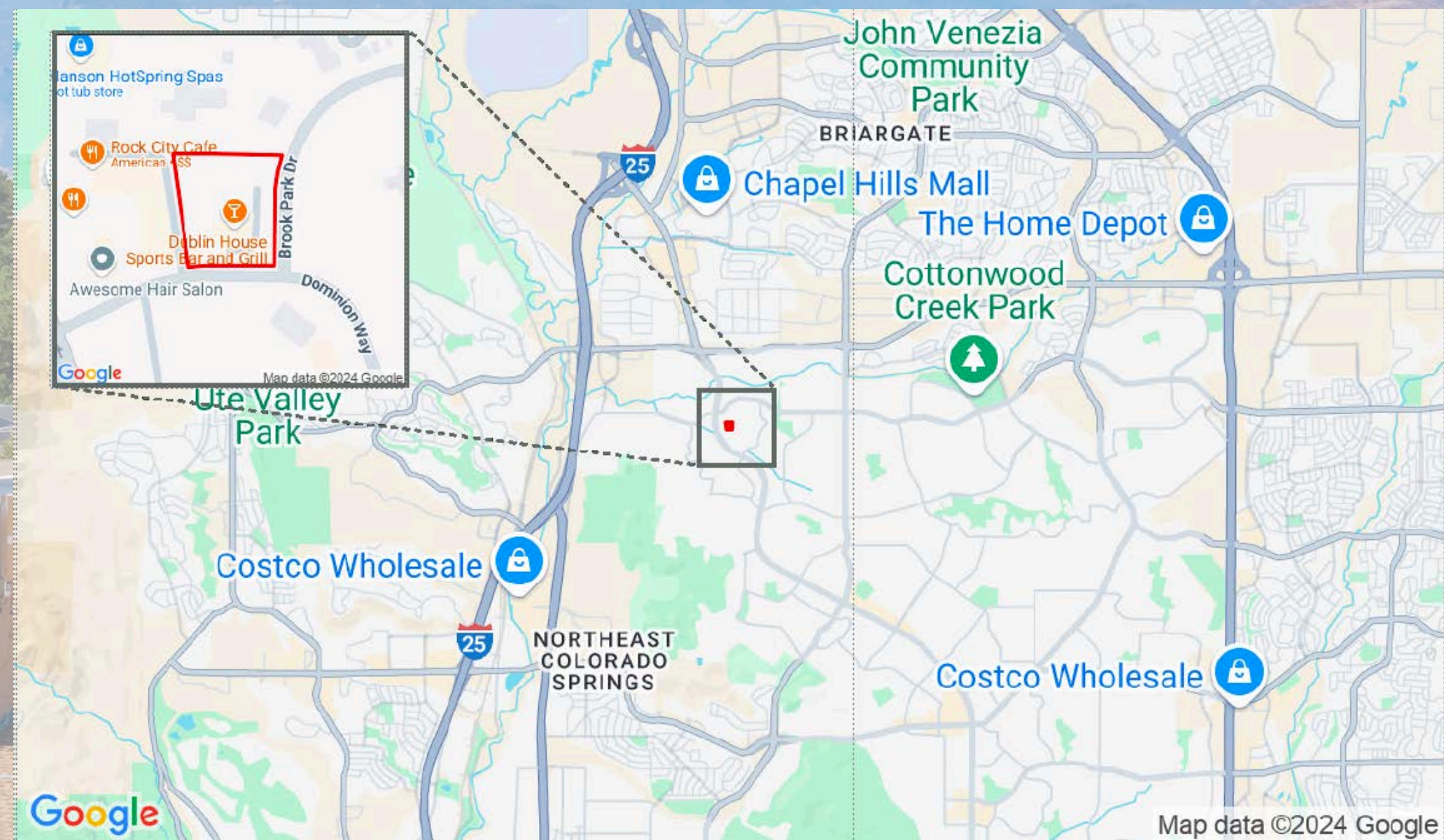
Here's a great opportunity to own a stand-alone, second-generation restaurant on a flat and versatile 1.66-acre property. The property is currently owner-occupied, making this the perfect chance for someone to take over the restaurant, start a new business, or reimagine the space with fresh ideas. The possibilities are endless!





# KEY FEATURES

- Prime Location: Nestled along a major thoroughfare, this property enjoys high visibility and constant traffic flow, ensuring maximum exposure for any business.
- Highly Accessible: With easy egress and ingress, accessing the property is convenient for customers and employees alike, enhancing the potential for business success.
- Versatile Land: The sizeable 1.62 acre parcel provides ample room for expansion, redevelopment, or the addition of complementary amenities, catering to a wide range of potential uses.
- Investment Potential: Whether utilized as an owner-user property or targeted for redevelopment, this asset presents numerous investment opportunities with the potential for significant returns.





# Property Summary

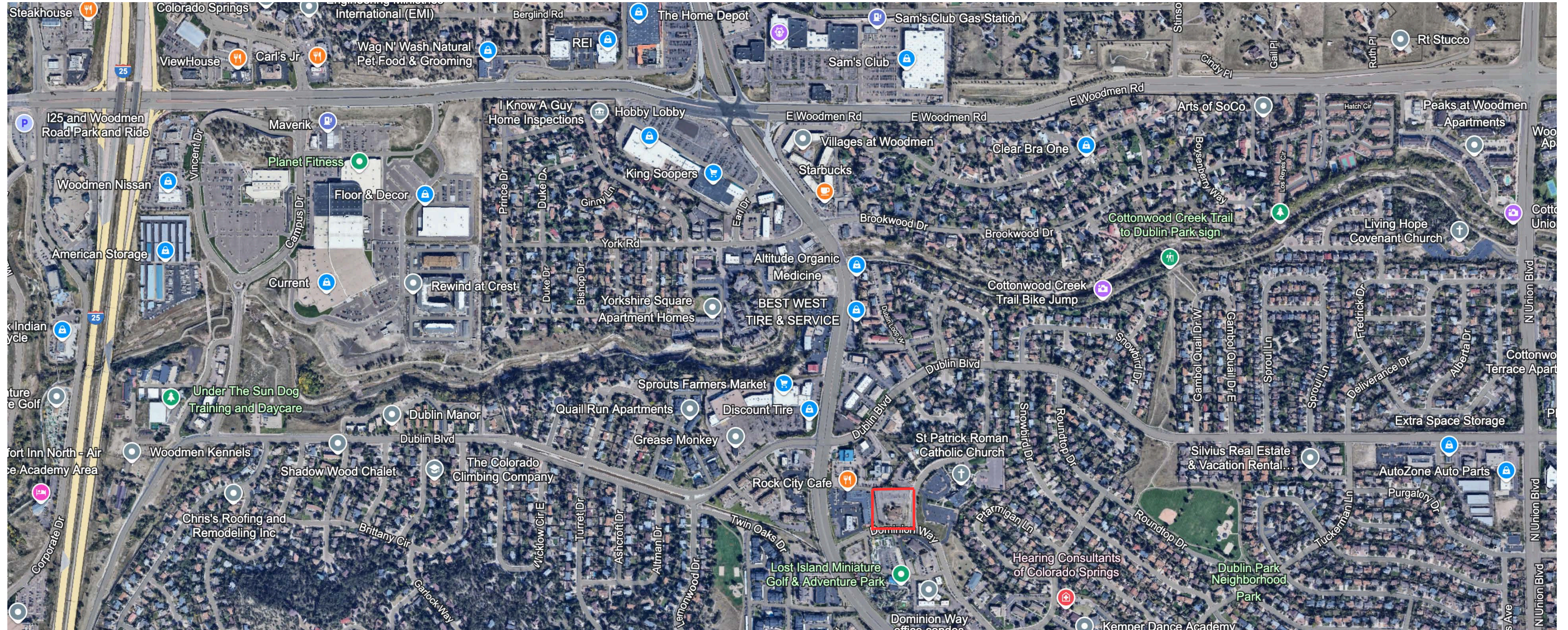
Property Facts

Price	\$3,290,310
Address	1850 Dominion Way
City, State, Zip Code	Colorado Springs, CO 80918
Sale Type	Investment or Owner User
Property Type	Retail
Property Subtype	Restaurant
Building Size	13,221 SF
Building Class	B
Year Built	-
Tenancy	Single Tenant
Land Acres	1.66 AC
Zoning	MX-M





# Subject Property









# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1850 Dominion Way, Colorado Springs, CO 80918

## CITY, STATE

Colorado Springs, CO

## POPULATION

126,334

## AVG. HH SIZE

2.50

## MEDIAN HH INCOME

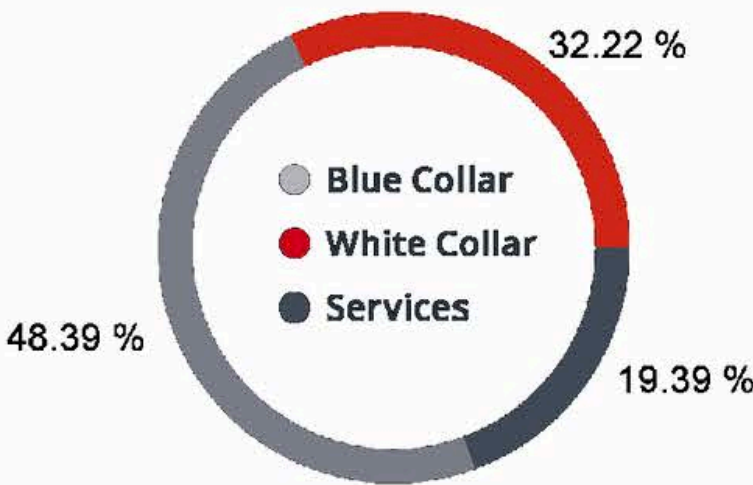
\$65,598

## HOME OWNERSHIP

Renters: 17,418

Owners: 32,201

## EMPLOYMENT



49.36 %

Employed

1.97 %

Unemployed

## EDUCATION

High School Grad: 17.51 %

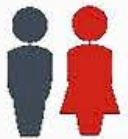
Some College: 25.23 %

Associates: 9.99 %

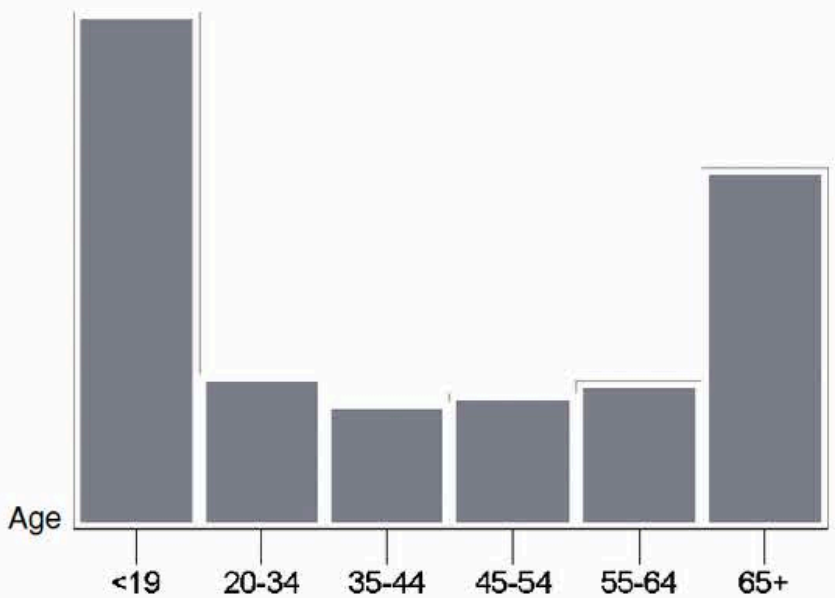
Bachelors: 52.06 %

## GENDER & AGE

50.00 %



50.00 %



## RACE & ETHNICITY

White: 79.25 %

Asian: 0.97 %

Native American: 0.05 %

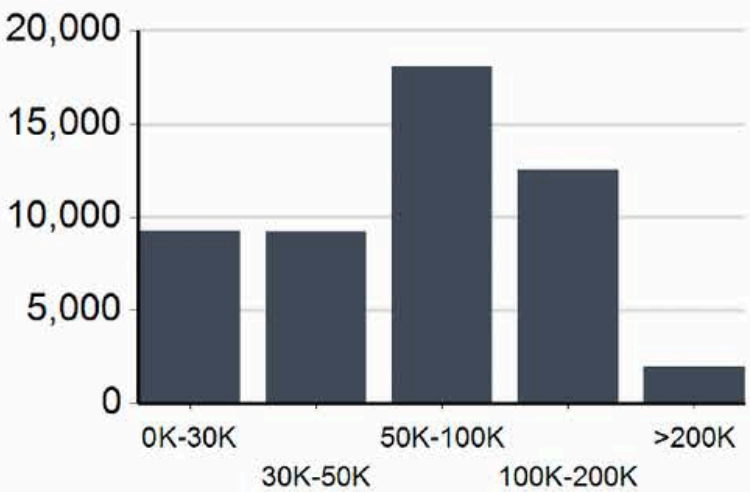
Pacific Islanders: 0.00 %

African-American: 2.48 %

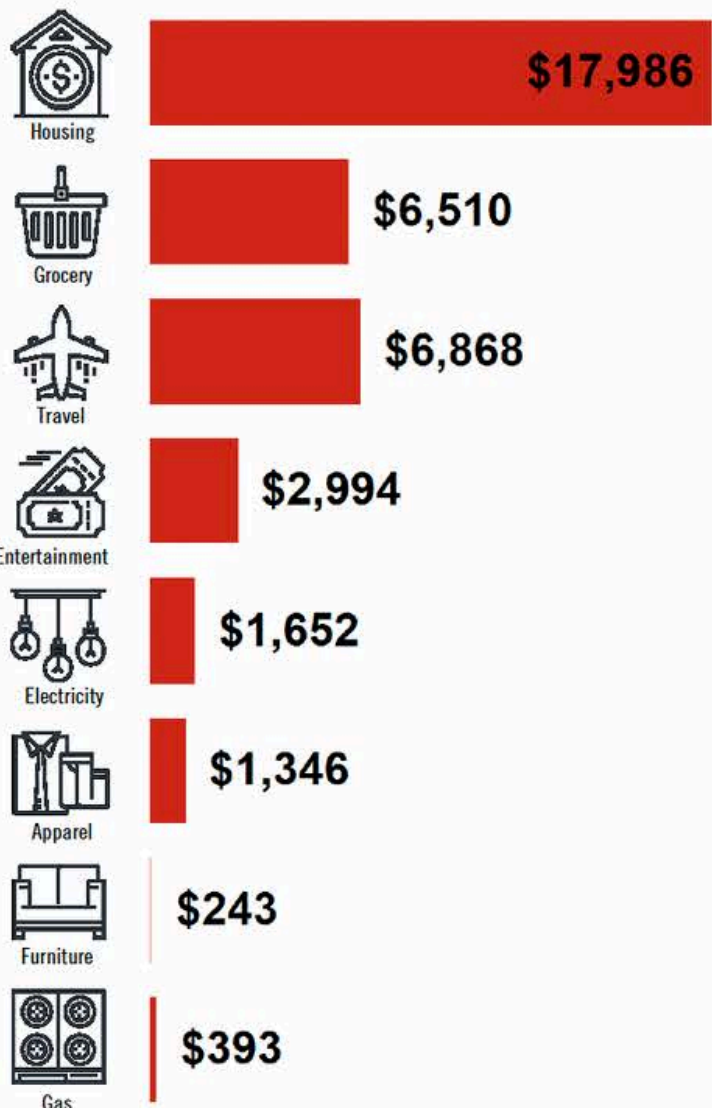
Hispanic: 10.29 %

Two or More Races: 6.97 %

## INCOME BY HOUSEHOLD

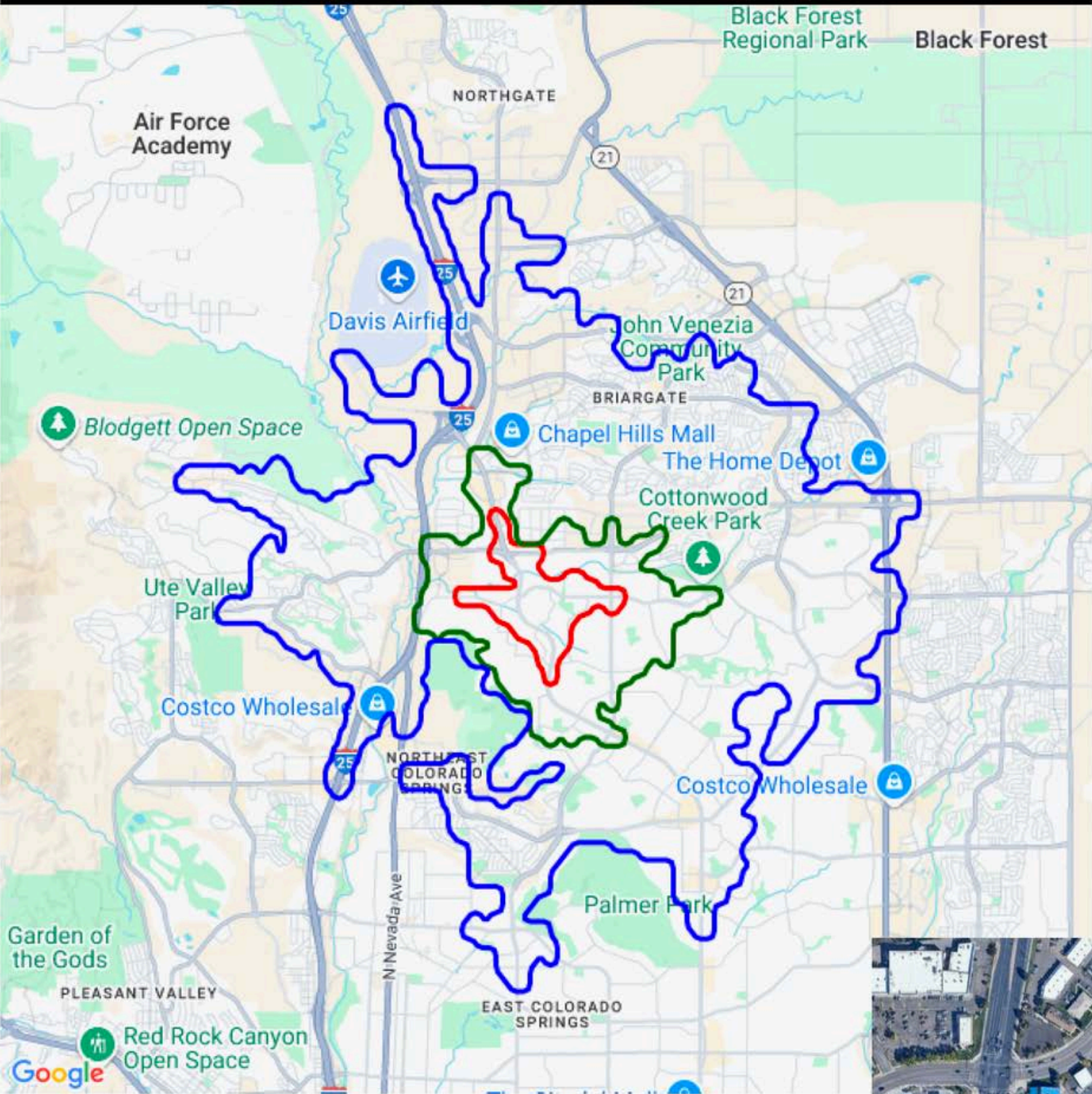


## HH SPENDING





# Demographic Report



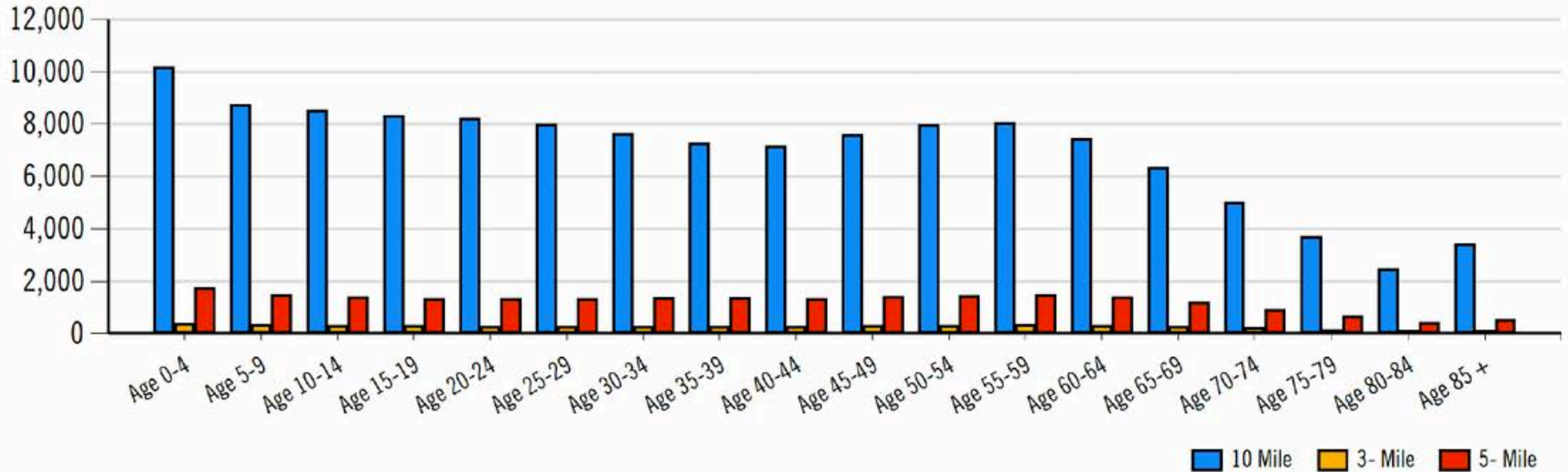
## Dublin House Sports & Grill

Population			
Distance	Male	Female	Total
3- Minute	2,460	2,622	5,081
5- Minute	11,078	11,315	22,393
10 Minute	63,167	63,167	126,334

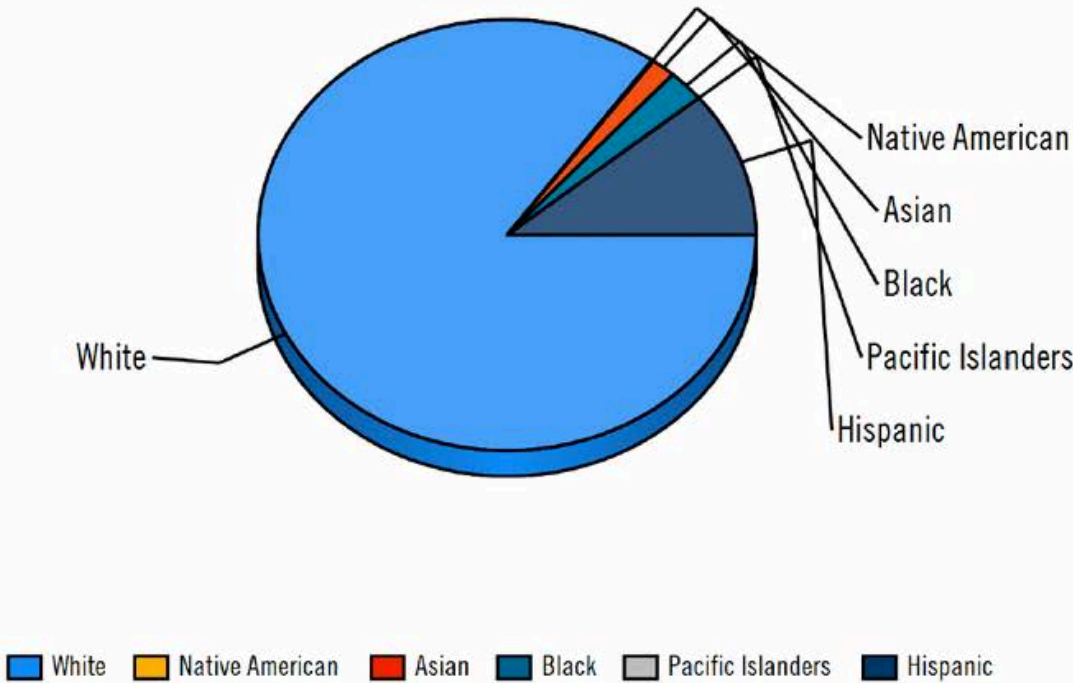




Population by Distance and Age (2020)



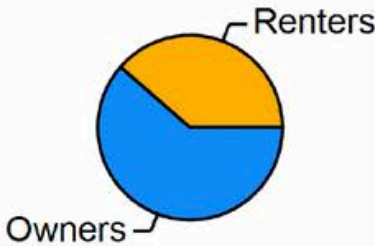
Ethnicity within 5 Minute



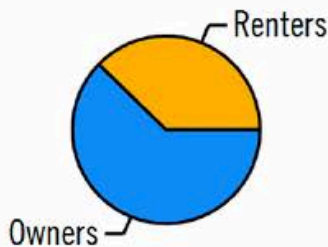
Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
3-Minute	2,480	70	0.94 %
5-Minute	11,228	344	1.70 %
10-Minute	62,358	2,490	2.75 %

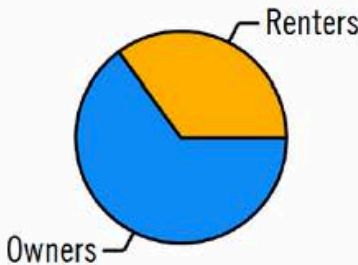
Home Ownership 3 Minute



Home Ownership 5 Minute



Home Ownership 10 Minute

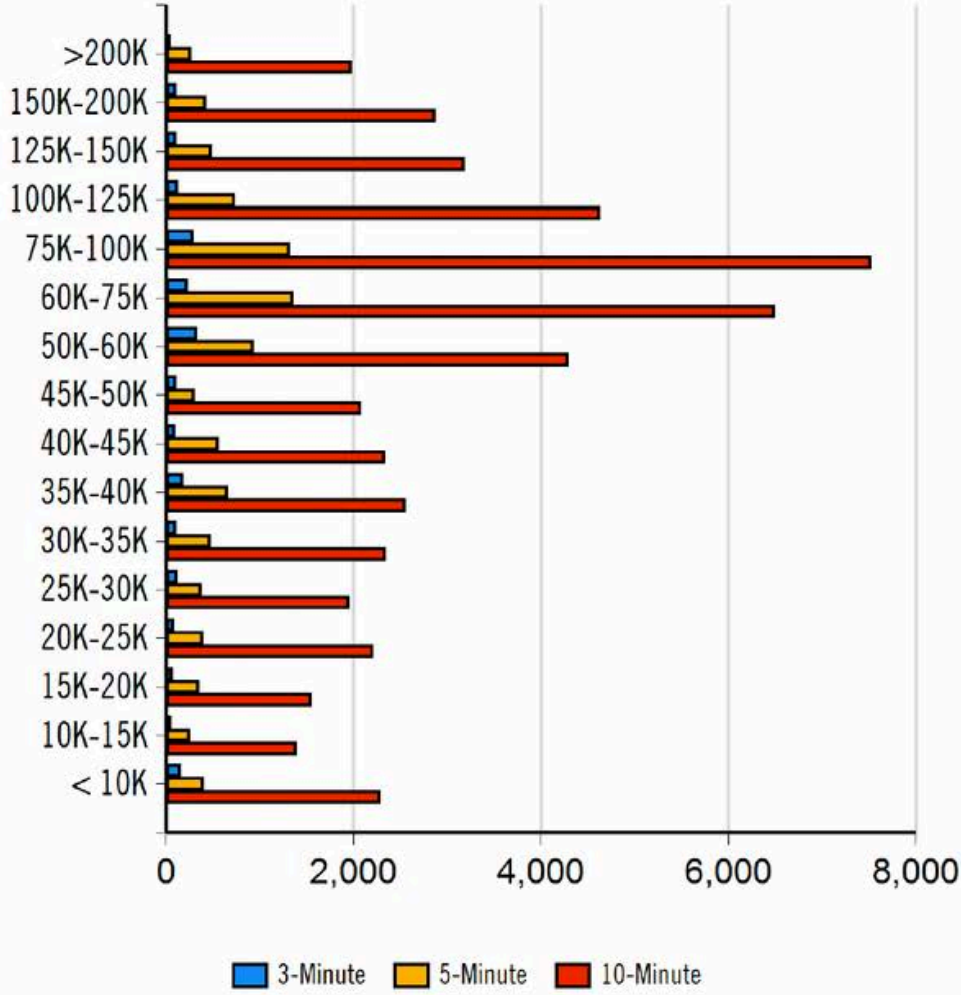




Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	5	11	189	187	35	234	34	70	310	536	338	80	185
5-Minute	38	34	694	806	180	1,433	351	409	1,616	2,309	1,272	420	908
10-Minute	148	129	3,597	3,857	1,085	7,527	2,297	2,501	8,870	13,905	6,303	3,253	5,044

Household Income



Radius	Median Household Income
3-Minute	\$50,908.50
5-Minute	\$56,936.56
10-Minute	\$65,598.18

Radius	Average Household Income
3-Minute	\$66,869.80
5-Minute	\$73,583.72
10-Minute	\$75,858.49

Radius	Aggregate Household Income
3-Minute	\$145,162,504.02
5-Minute	\$660,101,844.83
10-Minute	\$3,834,281,991.13

Education

	3-Minute	5-Minute	10-Minute
Pop > 25	3,418	15,059	82,283
High School Grad	602	2,734	14,410
Some College	866	3,863	20,761
Associates	345	1,537	8,221
Bachelors	949	4,168	22,949
Masters	365	1,519	9,719
Prof. Degree	49	225	1,224
Doctorate	12	72	453

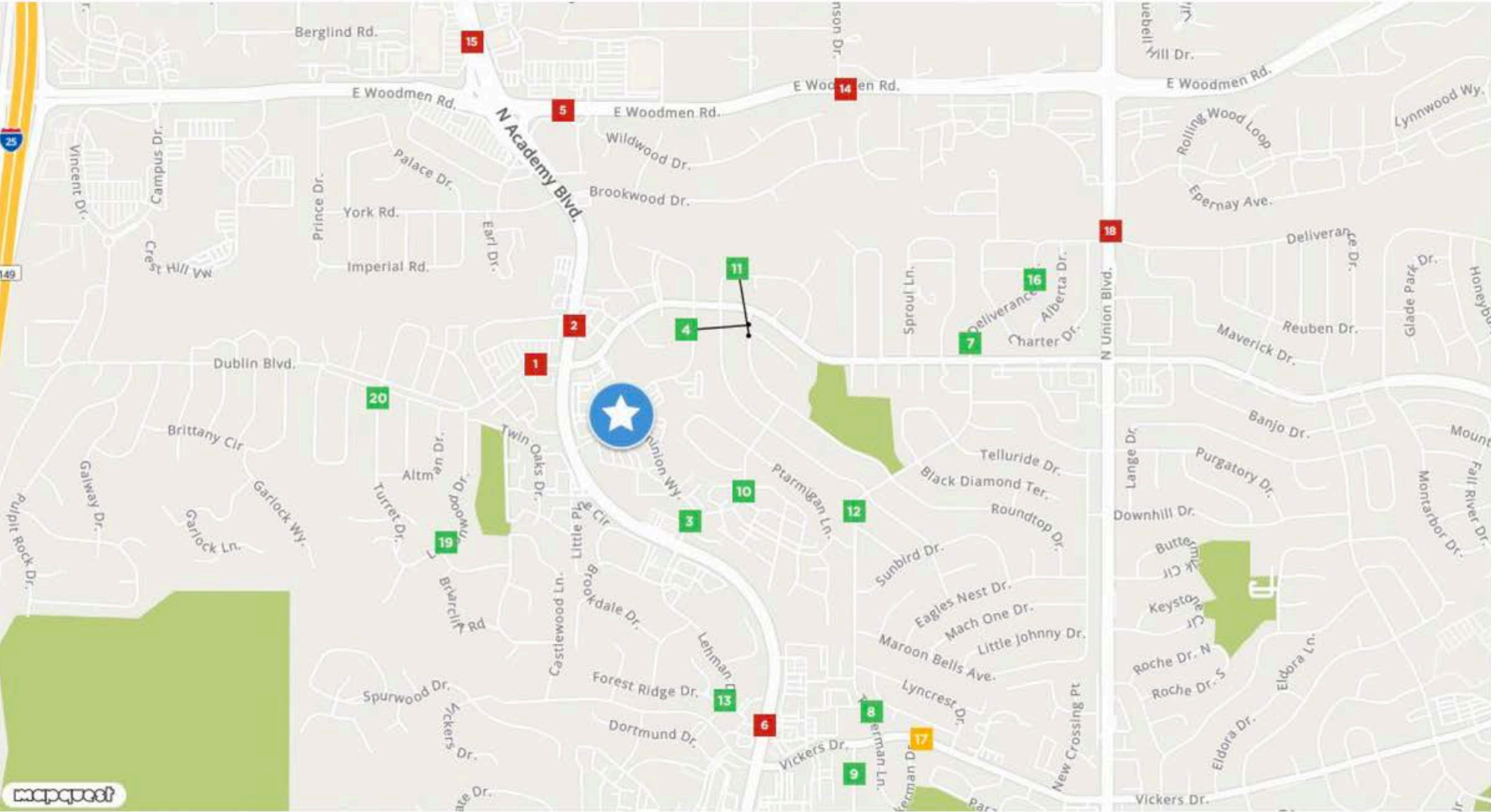
Tapestry

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	12 %	19 %	32 %
Teen's	31 %	55 %	70 %
Expensive Homes	8 %	21 %	15 %
Mobile Homes	2 %	1 %	6 %
New Homes	16 %	45 %	108 %
New Households	44 %	72 %	97 %
Military Households	129 %	263 %	343 %
Households with 4+ Cars	31 %	70 %	87 %
Public Transportation Users	0 %	2 %	8 %
Young Wealthy Households	64 %	61 %	61 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



# Traffic Counts



<b>Dublin Boulevard</b>	<b>1</b>
N Academy Blvd	
Year: 2021	15,059
Year: 2015	14,858
Year: 2014	12,205

<b>North Academy Boulevard</b>	<b>6</b>
Lehman Dr	
Year: 2021	41,964
Year: 2006	47,600
Year: 1993	41,700

<b>ROUNDTOP DR</b>	<b>11</b>
Roundtop Ct	
Year: 2019	340

<b>DELIVERANDR</b>	<b>16</b>
Canton Ln	
Year: 2019	800

<b>North Academy Boulevard</b>	<b>2</b>
Agora Pt	
Year: 2021	46,866
Year: 2006	50,000
Year: 1997	40,000

<b>Deliverance Drive</b>	<b>7</b>
Flintridge Dr	
Year: 2021	564
Year: 1990	372

<b>TUCKERMANLN</b>	<b>12</b>
Vadle Ln	
Year: 2019	2,800

<b>VICKERS DR</b>	<b>17</b>
Tuckerman Dr	
Year: 2019	7,600
Year: 1995	8,000

<b>Lehman Drive</b>	<b>3</b>
N Academy Blvd	
Year: 2021	3,035
Year: 2010	3,013

<b>Tuckerman Lane</b>	<b>8</b>
Vickers Dr	
Year: 2021	1,812
Year: 2011	2,300

<b>LEHMAN DR</b>	<b>13</b>
Forest Ridge Dr	
Year: 2019	2,200

<b>UNION BD</b>	<b>18</b>
Deliverance Dr	
Year: 2019	25,000
Year: 1995	19,000

<b>Roundtop Drive</b>	<b>4</b>
Roundtop Ct	
Year: 2021	336
Year: 2011	535

<b>Tomah Drive</b>	<b>9</b>
Vickers Dr	
Year: 2021	1,624
Year: 2011	1,212

<b>WOODMEN RD</b>	<b>14</b>
Stinson Dr	
Year: 2019	32,000

<b>Lemonwood Dr</b>	<b>19</b>
Fairoak Dr	
Year: 2018	586
Year: 1997	1,864
Year: 1990	1,985

<b>East Woodmen Road</b>	<b>5</b>
E Woodmen Rd	
Year: 2021	39,147
Year: 1998	39,041

<b>LEHMAN DR</b>	<b>10</b>
Hollow Brook Dr	
Year: 2019	3,100

<b>ACADEMY BD</b>	<b>15</b>
E Woodmen Rd	
Year: 2019	43,000

<b>Turret Dr</b>	<b>20</b>
Dublin Blvd	
Year: 2018	477
Year: 2015	327



# Comparable Sales

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7061 Commerce Center Dr,  
Colorado Springs, CO 80919

Price:	\$2,750,000
Sales Date:	12/14/2023
Building Size:	7,109 SF
Land Size:	1.19 AC
Price SF Building:	\$386.83



4110 N Academy Blvd,  
Colorado Springs, CO 80918

Price:	\$3,211,200
Sales Date:	12/31/2023
Building Size:	12,903 SF
Land Size:	2.05 AC
Price SF Building:	\$248.87



# Comparable Sales Continued

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**COMPARABLE 1**



**6523 N ACADEMY BLVD,**  
COLORADO SPRINGS, CO 80918

Sale Date	Jun 7, 2023	Sale Price	\$1,295,000
Land Area SF	31,799	Building SF	4,198 SF
Acres	0.73	Price/SF	\$308.48
\$/SF Land Gross	\$40.72	Property Type	Retail
Year Built, Age	1973, 50	FAR	0.13
Parking Space	60	Tenancy	Single

**COMPARABLE 2**



**18-24 E COLORADO AVE,**  
COLORADO SPRINGS, CO 80903

Sale Date	Oct 16, 2023	Sale Price	\$1,500,000
Land Area SF	3,820	Building SF	3,750 SF
Acres	0.09	Price/SF	\$400.00
\$/SF Land Gross	\$382.61	Property Type	Retail
Year Built, Age	1920, 103	FAR	0.96
Parking Space	5	Tenancy	Single

**COMPARABLE 3**



**3167 W COLORADO AVE,**  
RED ROCK CANYON SHOPPING CENTER, COLORADO  
SPRINGS, CO 80904

Sale Date	Nov 29, 2023	Sale Price	\$1,250,000
Land Area SF	33,106	Building SF	3,319 SF
Acres	0.76	Price/SF	\$376.62
\$/SF Land Gross	\$37.76	Property Type	Retail
Year Built, Age	1994, 29	FAR	0.10
Parking Space	30	Tenancy	Single

**COMPARABLE 4**



**5829 DELMONICO DR,**  
NORTHPOINTE CENTER, COLORADO SPRINGS, CO  
80919

Sale Date	Oct 31, 2023	Sale Price	\$1,500,000
Land Area SF	25,849	Building SF	4,875 SF
Acres	0.59	Price/SF	\$307.69
\$/SF Land Gross	\$58.03	Property Type	Retail
Year Built, Age	1985, 38	FAR	0.19
Parking Space	30	Tenancy	Single





# Colorado Springs

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Olympic City USA



City Population  
527,657



Median Home Price  
\$394,553



Median Monthly Rent  
\$1,702



































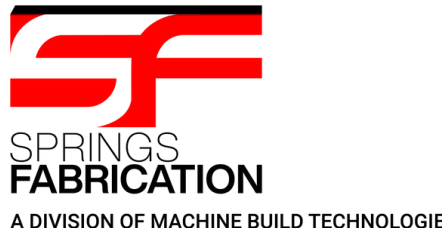

Median HH Income  
\$89,313



# Colorado Springs Industries on the Precipice of Greatness

Colorado Springs emphasizes strength across multiple sectors, from aerospace & defense to cybersecurity to sports. Many industries seamlessly weave into each other such as health, manufacturing, and sports, providing an ecosystem for strong business success. Additionally, state and local incentives deliver several industry-specific resources for aerospace, manufacturing, and R&D firms – creating space for future-focused innovations.

Whether you are an individual looking to take your career to the next level or a business leader considering an expansion, there are endless opportunities to thrive in the Pikes Peak region.

Aerospace Defense	Cybersecurity and Software Development	Medical Equipment Supplies Manufacturing	Advanced Manufacturing Semiconductor Technology	Finance Insurance	Industrial Manufacturing
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# The Dublin House

Sports Bar & Grill





# History

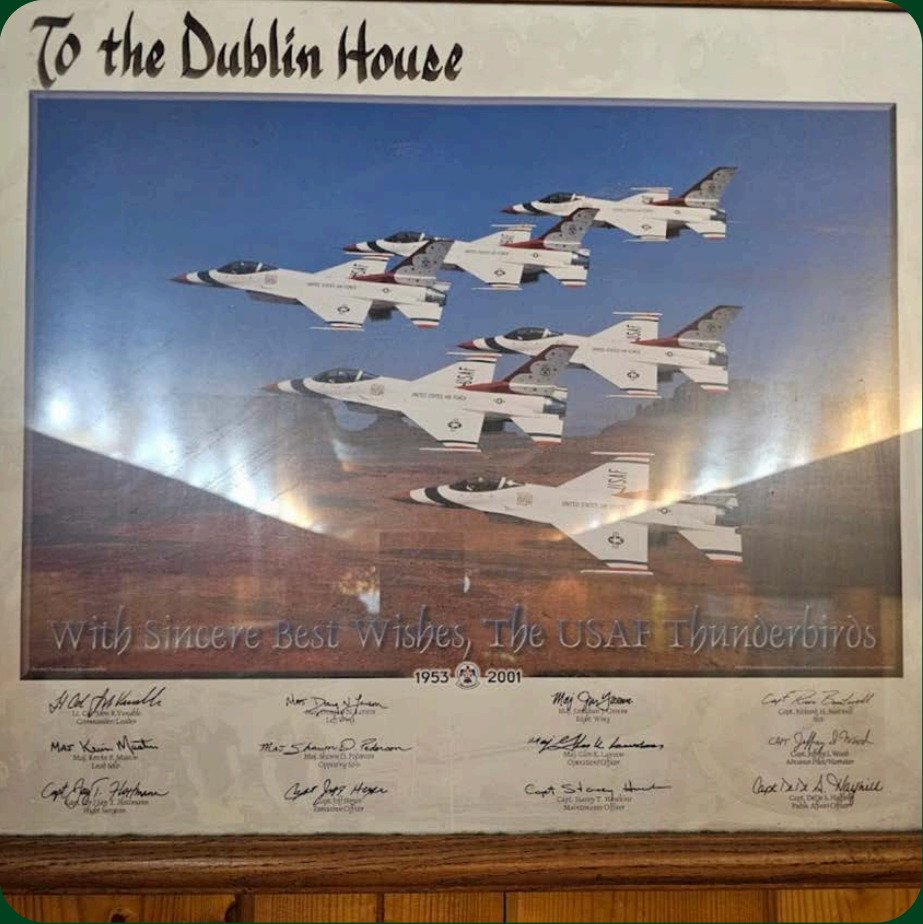
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For over 60 years, the Dublin House has been a cherished Irish pub and a beloved landmark in Colorado Springs. Located in a highly visible, well-trafficked area within a growing suburban community, it carries a long-standing history and a loyal local following. With its classic Irish vibe, the pub has become a go-to destination for sports fans, families, and social groups, serving as a vibrant hub for entertainment and connection.

Nestled in the heart of the city, the Dublin House offers an inviting atmosphere that blends Irish charm with a lively pub ambiance. From karaoke nights to game events, it's a place where fun is always on the agenda. Welcoming everyone—including local cadets—with its warm, friendly environment, the Dublin House continues to deliver a quintessential Irish pub experience while hosting memorable events that bring the community together.



# Events



## St. Patrick's WEEKEND

SATURDAY 3/16	SUNDAY 3/17
Bag Pipers 8:00 PM	Bag Pipers 4:00 PM & 7:30 PM
Corned Beef & Cabbage	ALL YOU CAN EAT <ul style="list-style-type: none"><li>- Corned Beef &amp; Cabbage</li><li>- Shepherds Pie</li><li>- Roasted Red Potatoes</li></ul>
ST Patricks Swag	Photobooth 8 PM - 11 PM
Karaoke 8:30 PM	Karaoke 8:30 PM
DJ Ronin Spins at 8:30 PM	DJ Ronin Spins at 8:30 PM

**DUBLIN HOUSE**  
1850 DOMINION WAY  
COLORADO SPRINGS, CO 80918

f i

## Taco Tuesday and House Margaritas!

**\$2 two tacos**

**\$4 Margs all day!**

**\$1 off Mexican Bottled Beer**

Two glasses of margaritas are shown, one with a lime wedge and the other with a lime wedge and a salt rim.

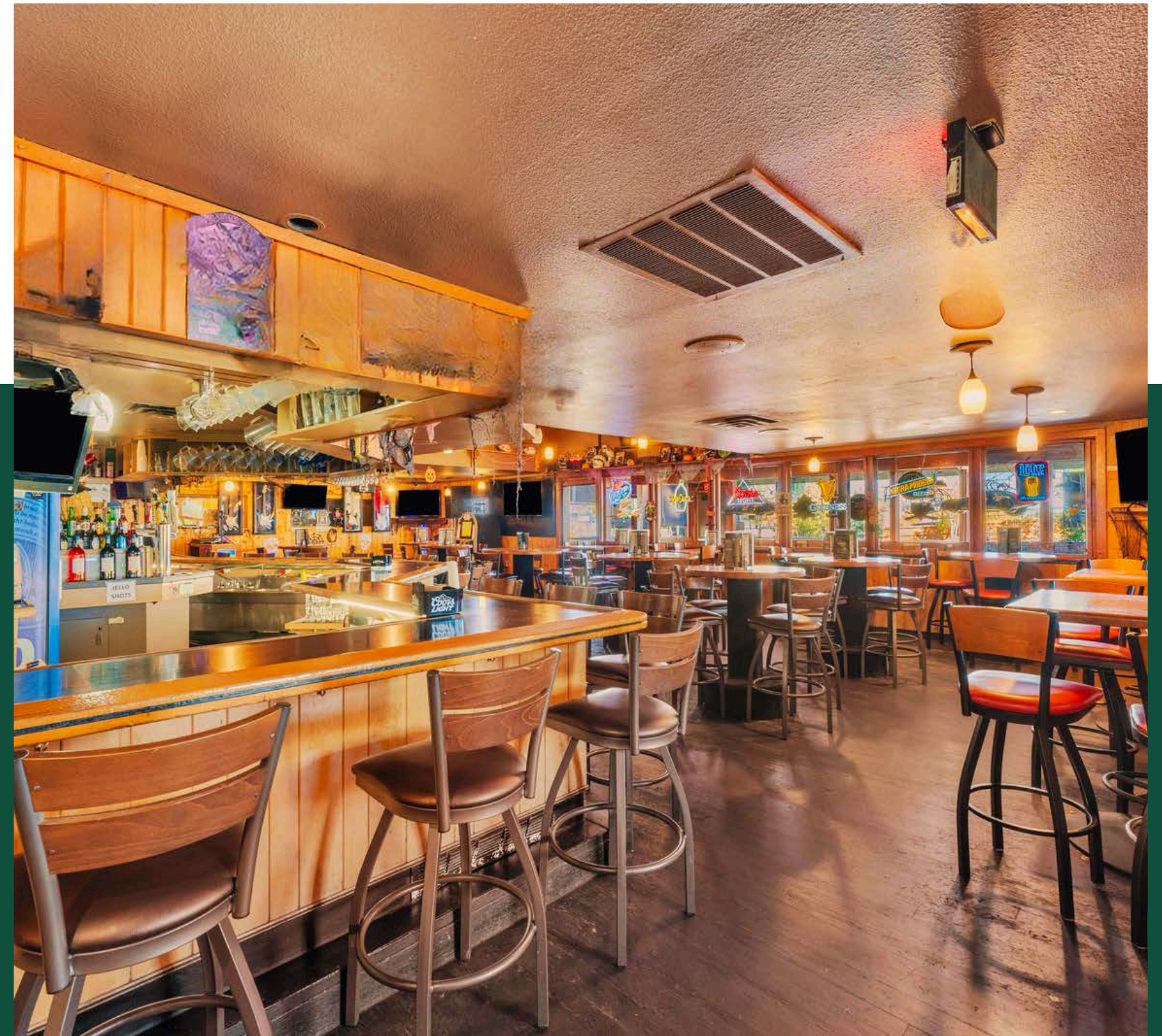


# Bar Area

Seats 140+

Fully equipped DJ Booth with Stage

Entertainment





# Main Dining Room

Seats 100+

Full Service Bar

DJ Booth with Stage

Panoramic Views





# Banquet Space

## Perfect for:

- Holiday Parties
- Corporate Events
- Birthday Parties
- Banquets
- Football Parties
- Gender Reveals
- Family Parties

Fully equipped with a full service bar and beautiful outdoor patio, this massive space can seat 130+ people with custom table configurations or open space for socializing.





# Kitchen



Fully equipped Kitchen with:

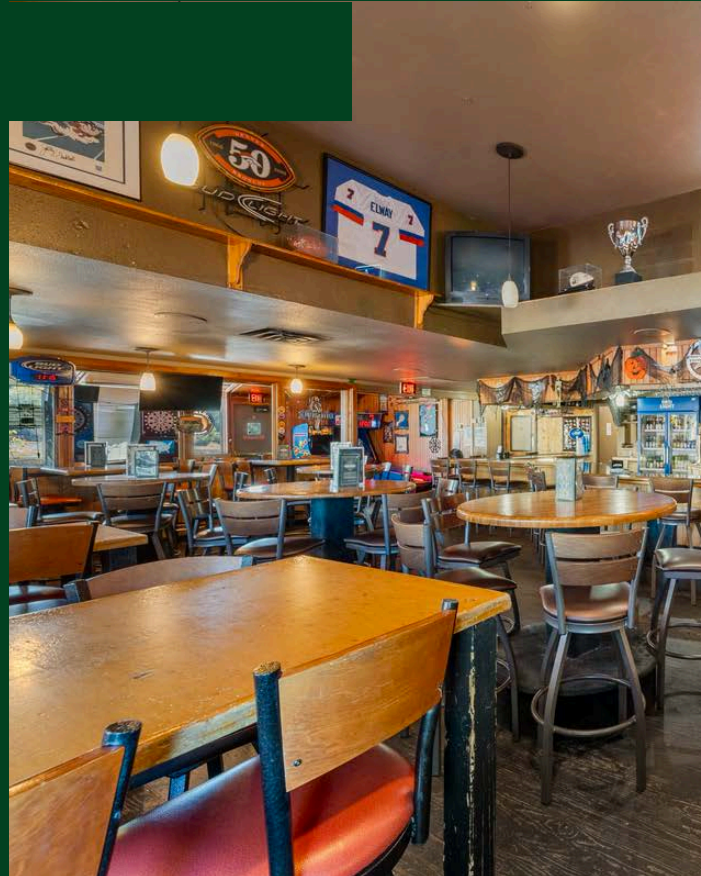
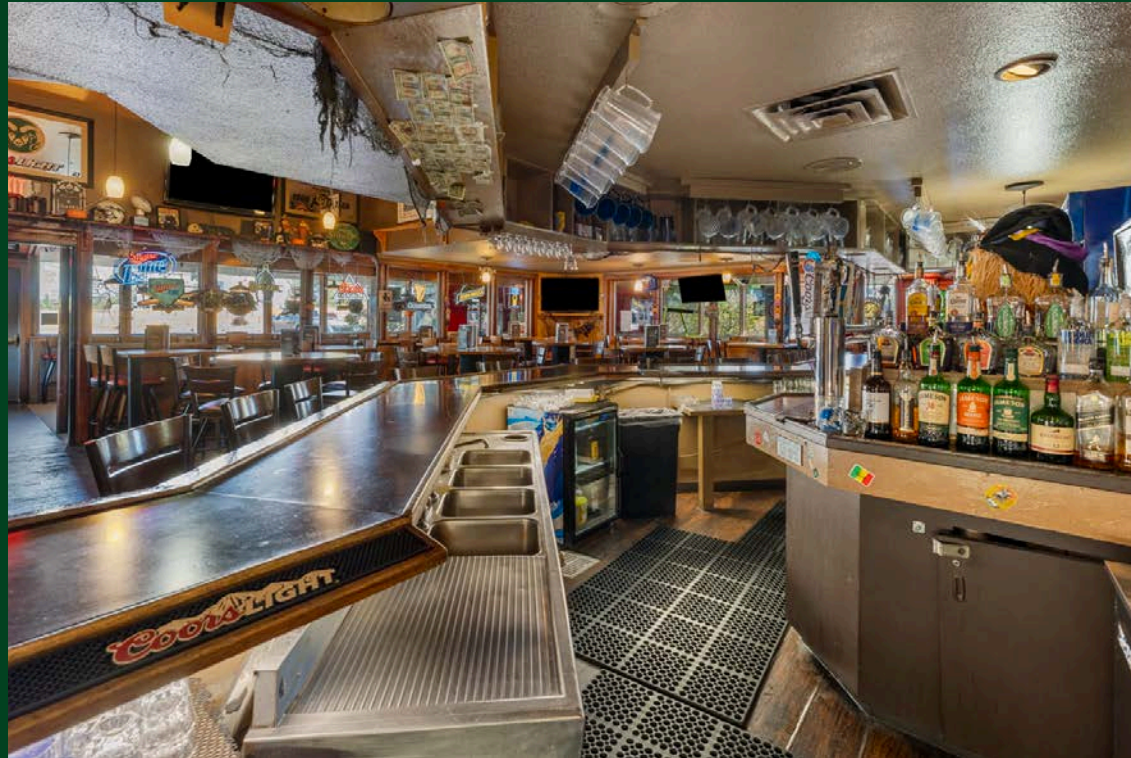
- 6 Burner Range
- 36" Flat Top
- 36" Grill
- (2) Fryers
- Large Prep Area
- Pizza Oven
- (2) Convection Ovens
- Walk-in Freezer
- (4) Reach in Refrigerators
- (2) Ice Machines
- Dish Machine



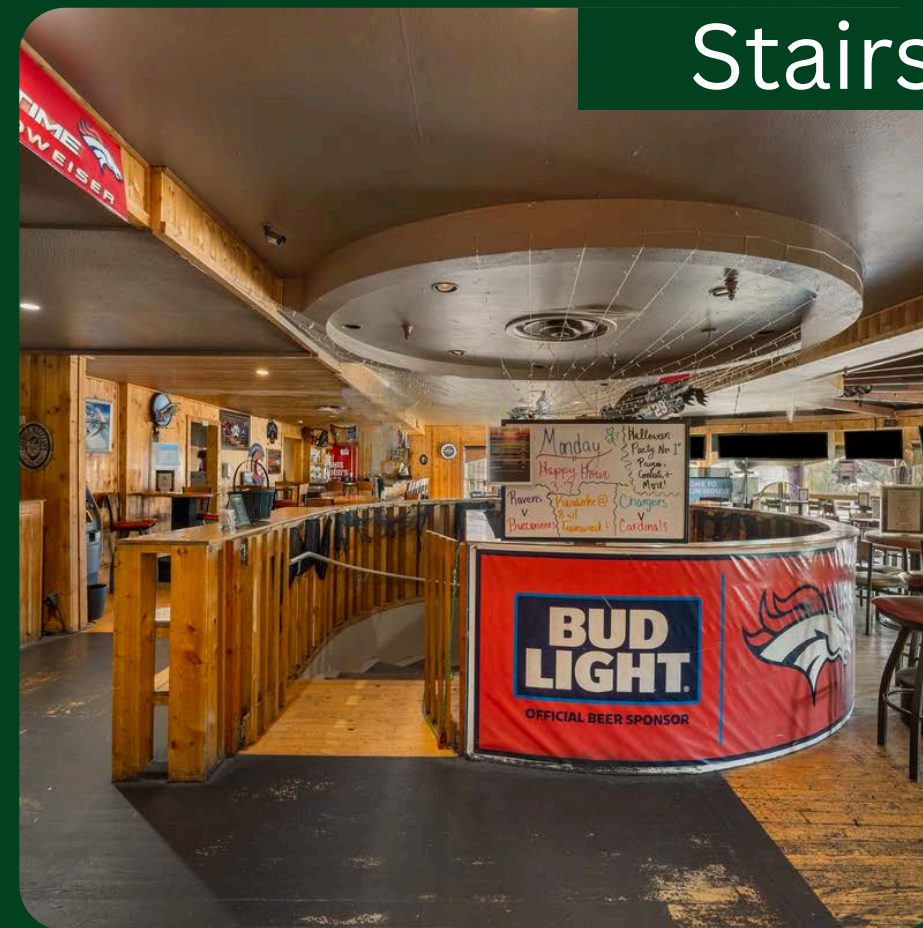


# Gallery

## Bar & Upper Dining Area



## Stairs Downstairs & Patio



## Gaming Space for Families



## Dining Area



# Historical Financials

Dublin House Sports Bar & Grill					
Fiscal Year 12/31	2021	2022	2023	2024 YTD Jan - June	TTM July 23' - June 24'
<b>Revenue</b>	<b>\$ 1,130,194</b>	<b>\$ 1,279,209</b>	<b>\$ 1,142,529</b>	<b>\$ 587,300</b>	<b>\$ 1,130,288</b>
<i>% Growth</i>		<i>13%</i>	<i>-11%</i>		<i>-1%</i>
Cost of Goods Sold	\$ 336,579	\$ 444,134	\$ 417,758	\$ 204,826	\$ 401,088
<b>Gross Profit</b>	<b>\$ 793,615</b>	<b>\$ 835,075</b>	<b>\$ 724,771</b>	<b>\$ 382,474</b>	<b>\$ 764,948</b>
<i>% Margin</i>	<i>70%</i>	<i>65%</i>	<i>63%</i>	<i>65%</i>	<i>68%</i>
Operating Expenses	\$ 695,781	\$ 787,216	\$ 761,939	\$ 392,710	\$ 748,360
<i>% of Revenue</i>	<i>62%</i>	<i>62%</i>	<i>67%</i>	<i>67%</i>	<i>66%</i>
<b>Net Income</b>	<b>\$97,833</b>	<b>\$46,202</b>	<b>\$ (38,825.40)</b>	<b>\$ (10,235.76)</b>	<b>\$ (20,816.42)</b>
<i>% Margin</i>	<i>9%</i>	<i>4%</i>	<i>-3%</i>	<i>-2%</i>	<i>-2%</i>
<b>Sellers Discretionary Earnings</b>	<b>\$ 181,567</b>	<b>\$ 126,119</b>	<b>\$ 83,663</b>	<b>\$ 36,196</b>	<b>\$ 88,225</b>
<i>% of Revenue</i>	<i>16%</i>	<i>10%</i>	<i>7%</i>	<i>6%</i>	<i>8%</i>



# Thank You

Please contact us below for  
more information regarding this  
fantastic opportunity!

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Video link: <https://listings.promediacolorado.com/vd/162980346>

**Click link below for additional photos**



**1850 Dominion Way**  
1850 Dominion Way - Colorado Springs, CO 80918  
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