

# DOWNTOWN RESTAURANT FOR LEASE

# 315 E Pikes Peak Ave.

315 E Pikes Peak Avenue, Suite 100, Colorado Springs, CO 80903



**ALEX DUMAS**  
adumas@olivereg.com  
C: 719-659-1095

**JEREMY SHIRLEY**  
jeremys@olivereg.com  
C: 719-244-5182

**MIKE SCRUGGS**  
mscruggs@olivereg.com  
C: 719-510-5795

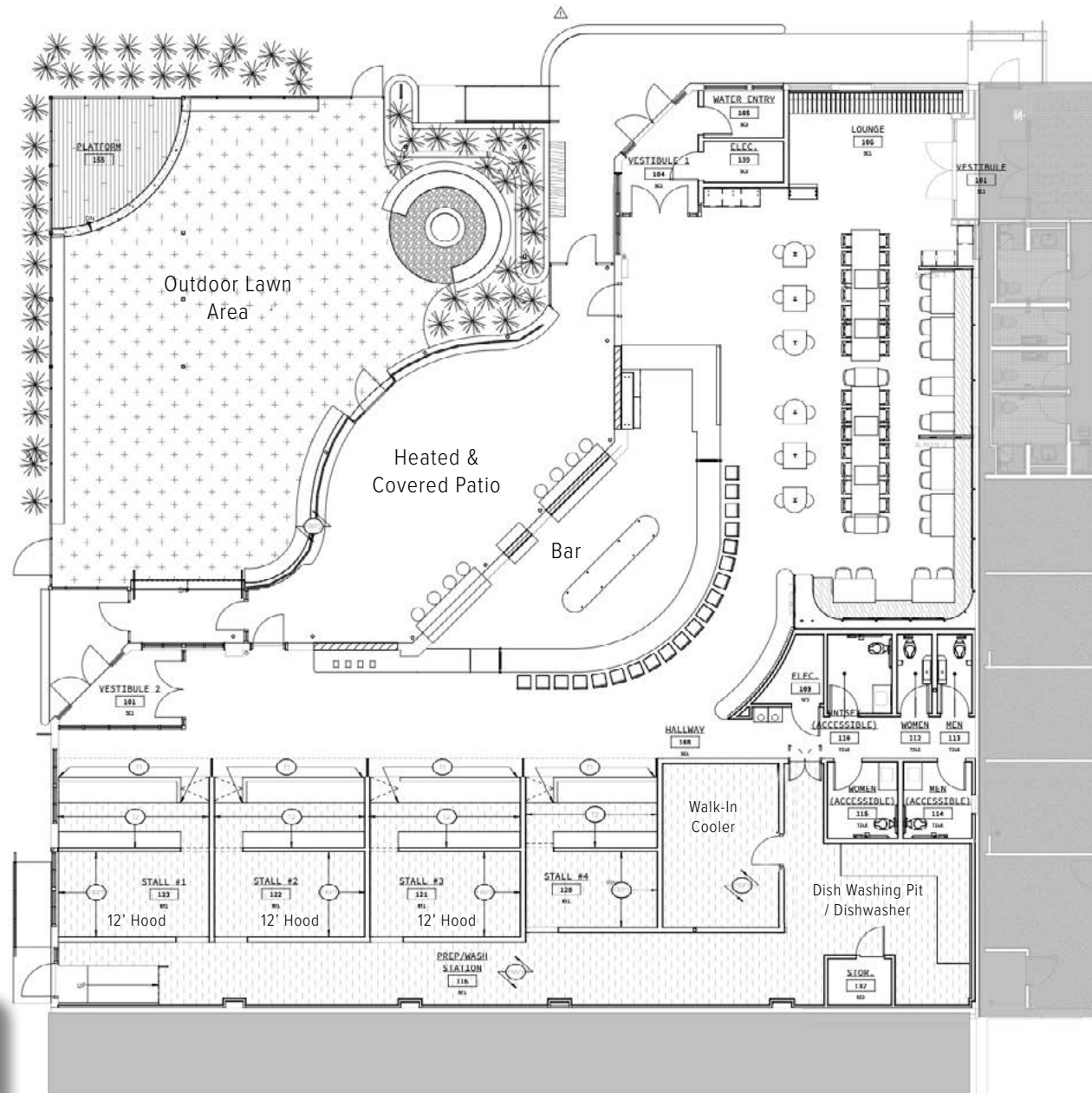
**315 E PIKES PEAK AVENUE** is a recently renovated fully built-out restaurant / food hall located in Downtown Colorado Springs. This unique space includes a massive curved bar accessed from both inside and the outdoor patio, fully equipped commercial kitchen with walk-in cooler, dish washing area, four separate food stalls with individual kitchens including (3) 12' hoods, gas stoves, fry stations, prep areas, etc. All FF&E is available with lease. This is a turnkey space and ready for the next restaurateur to take advantage of the rapidly growing downtown market.

- ▶ **Building Size:** 15,984 SF
- ▶ **Available Space For Lease:** Suite 100 - 6,000 SF
- ▶ **Lease Rate:** \$35.00 / SF NNN
- ▶ **NNN Expenses (2024 Est.):** \$12.71 / SF
- ▶ **Year Built / Renovated:** 1935 / 2019
- ▶ **Zoning:** FBZ-CEN
- ▶ **Parking:** Street Parking

## Highlights:

- ▶ Partial list of FF&E: (3) Restaurant series range match cheesemelter, (3) Pro-series restaurant range, (3) Countertop gas griddles, (3) Countertop gas charbroilers, (3) Refrigerated equipment stands, (6) Solstice fryers, 3-compartment sink & dish tables. Walk-in cooler, Exhaust hoods and fans, La Marzocco espresso machine, Americano Nitro cold brew coffee dispenser, Undercounter refrigerators and freezers
- ▶ Large outdoor patio space approximately 2,525 SF (not included in RSF)
- ▶ Sprinklered
- ▶ (2) zoned and reserved parking spaces on Weber with electrical run to the curb for food trucks
- ▶ **Exceptional Visibility:** This property enjoys excellent street frontage and visibility to both pedestrian and vehicle traffic.
- ▶ Located in an [Enterprise Zone](#), providing special tax incentives and credits for businesses. (Click on link to learn more).





CLICK / SCAN FOR  
VIRTUAL TOUR  





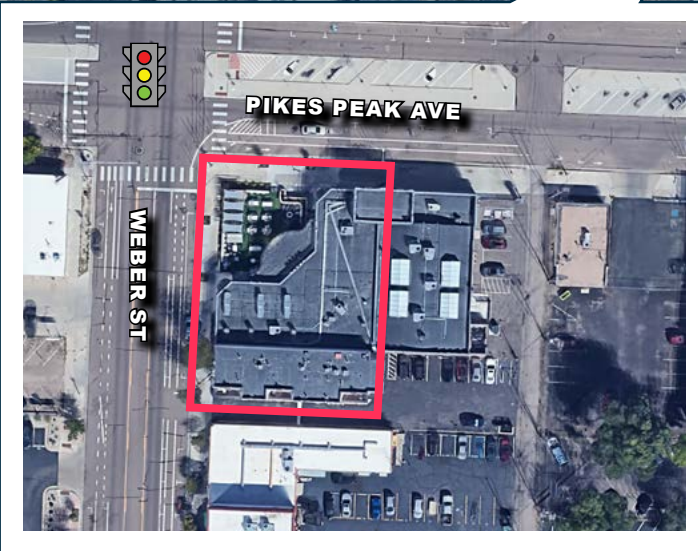



Over **23,800** employees & **2,800** businesses within 1 mile radius

CITY AUDITORIUM

FIONA  
321 APARTMENTS

THE PLAZA AT PIKES PEAK  
215 APARTMENTS



333 ECO  
117 APARTMENTS

Radius - Miles			
	1 MILE	3 MILES	5 MILES
2024 Est. Population	11,744	103,187	234,461
2024 Est. Households	6,109	47,215	101,550
2024 Est. Avg. HH Income	\$80,963	\$89,318	\$91,500
Drive Time - Minutes			
	5 MIN	10 MIN	15 MIN
2024 Est. Population	22,308	124,026	290,164
2024 Est. Households	10,318	56,652	123,687
2024 Est. Avg. HH Income	\$91,040	\$84,622	\$93,759
Traffic Counts (2022)			
S Weber St at E Colorado Ave		8,374 VPD	
E Colorado Ave at S Nevada Ave		18,545 VPD	

Source: 2024 U.S. Estimate, All Rights Reserved, Esri & CoStar Group

**315 E PIKES PEAK AVE** is located in Downtown Colorado Springs which has experienced unprecedented growth recent years, due to a residential building boom, the addition of major hotels, and the completion of several City for Champions projects including the U.S. Olympic and Paralympic Museum, the 8,000 seat Weidner Field stadium, and the 3,407 seat Ed Robson Arena at Colorado College. Hotel options in Downtown have recently expanded as well, bringing nearly 1,119 hotel rooms from well-known brands such as Hilton, Hyatt, Marriott and Westin.

## Downtown Highlights:

- ▶ Downtown is home to a workforce of nearly 26,600 people and more than 3,000 businesses.
- ▶ 12.5 million visits to Downtown annually, including 2.2 million out of state visitors.
- ▶ Total Downtown investment from 2013 - 2023 is \$2.3 billion, including \$705 million currently under construction and \$670 million announced.
- ▶ 5,224 new residential units completed, under construction or announced since 2016, to date 1,129 units have been completed, 2,028 units are under construction and 2,067 units are in development.
- ▶ 28.26% Vacancy rate for multifamily units in the South Central district which includes the Central Business District. (Q3 2024, Stabilized, Lease-Up and Out-of-Service units, Source: Apartment Insights)
- ▶ Downtown restaurants and bars posted record sales performance in 2023.
- ▶ 29 new businesses opened in 2023, adding to the previous increase of 25 in 2022.
- ▶ 2,381 residents currently live Downtown.
- ▶ The COS Creek Plan is a long-term initiative aimed at revitalizing the Fountain and Monument Creek corridors, specifically along the western edge of Downtown. This project will boost recreational opportunities and serve as an economic catalyst for the city center. [View the full plan here.](#)



Information Source: 2024 State of Downtown Report

Picture Source: COS Creek Plan

## Downtown Apartments & Residential:

1. Park Manor East Apartments: 20 rental units
2. Hearthstone Apartments: 23 rental units
3. Boulder Crescent Lofts: 7 luxury condos
4. Bijou West: 148 workforce rental units
5. 22 Spruce: 48 rental units
6. Bijou Lofts: 9 loft condos built above ground-floor retail
7. Fiona: 321 rental units plus amenities
8. The Plaza at Pikes Peak: 215 rental units
9. 9 South Weber: 3 rental loft-style apartments
10. Pikes Peak Lofts: 9 converted loft-style condos
11. 333 ECO: 171 rental units with amenities
12. Parkside Residences Phase 1: 185 units
13. Avian: 169 rental units plus amenities
14. VIM Phase 2: 122 rental units
15. VIM Phase 1: 154 rental units
16. Casa Mundi: 27 rental units with commercial
17. VeLa PeakView: 497 rental units with commercial
18. Blue Dot Place: 33 rental units
19. 428 S Nevada: 131 rental units plus amenities
20. 210 Pueblo: 5 rental units
21. Artspace: 51 units of affordable artist housing
22. The Hunter: 214 rental units
23. Ensley: 277 units plus amenities
24. The Dorian: 207 rental units
25. Experience at Epicenter: 408 rental units with commercial
26. The Mae on Cascade: 177 rental units
27. Village at New South End: 62 rental units
28. Working Fusion Tiny Home Village: 18 tiny homes for rent
29. Lowell Weber: 59 rental units
30. The Ridge: 44 rental units
31. Shooks Run Apartments: 40 affordable units
32. Draper Commons Phase 1 Sumner House: 95 units of affordable housing
33. Draper Commons Phase 2 Bristow House: 185 units of workforce housing
34. Lowell Commons: 180 units of affordable housing
35. Greenway Flats: 65-unit permanent supportive housing
36. OGC Catalyst Campus Residential: 295 units
37. Stadium Apartments Phases 2-3: 550 units





# 315 E Pikes Peak Avenue

## DOWNTOWN RESTAURANT FOR LEASE

315 E Pikes Peak Avenue, Suite 100  
Colorado Springs, CO 80903

---

### ALEX DUMAS

adumas@oliverreg.com  
719-659-1095

### JEREMY SHIRLEY

jeremys@oliverreg.com  
719-244-5182

### MIKE SCRUGGS

mscruggs@oliverreg.com  
719-510-5795

---



Olive Real Estate Group, Inc. Copyright 2024. Reproductions are legally prohibited without written consent. Information contained herein, while not guaranteed, is from sources we believe to be reliable. Prices, terms and information subject to change.