

## RETAIL FOR SALE

4646 N NEVADA AVE & AUSTIN BLUFFS CO SPRINGS  
FOR SALE - LIQUOR STORE W/ INVENTORY  
COLORADO SPRINGS, CO 80918



FOR SALE

5261 Quebec Street, Suite 200  
Greenwood Village, Colorado 80111



### PRESENTED BY:

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# PROPERTY SUMMARY

4646 N Nevada Ave CO Springs  
4646 North Nevada Avenue | Colorado Springs, CO 80918



## Design Highlights

Business:	Lakeview Liquor Wine & Spirits
Price:	\$850,000
Price PSF:	\$254.94
Building SF:	3,334
Lot Size:	0.24 Acres
Mezzanine:	Est. 800 - 1,000 SF
Asset Type:	Retail
Zoning:	MX- L
Assesor:	El Paso
Liquor Inventory Value:	Included in Sales Price Approx. \$100,000

## Property Overview

4646 N Nevada Ave is a highly visible retail property currently operating as a liquor store along a strong commercial corridor in Colorado Springs. The sale includes the real estate and existing inventory, allowing for immediate operation or future repositioning.

The insulated second floor mezzanine is built out with rear access and offers a value add opportunity for a small residential unit, office, or additional storage to create supplemental income.

## Location Overview

The property is located near the intersection of Austin Bluffs Parkway and North Nevada Avenue, one of the city's most active retail corridors.

Just to the north is a major retail center anchored by Costco, Trader Joe's, Kohl's, Petco, Lowe's, and Starbucks, driving consistent traffic and long term stability for the area.

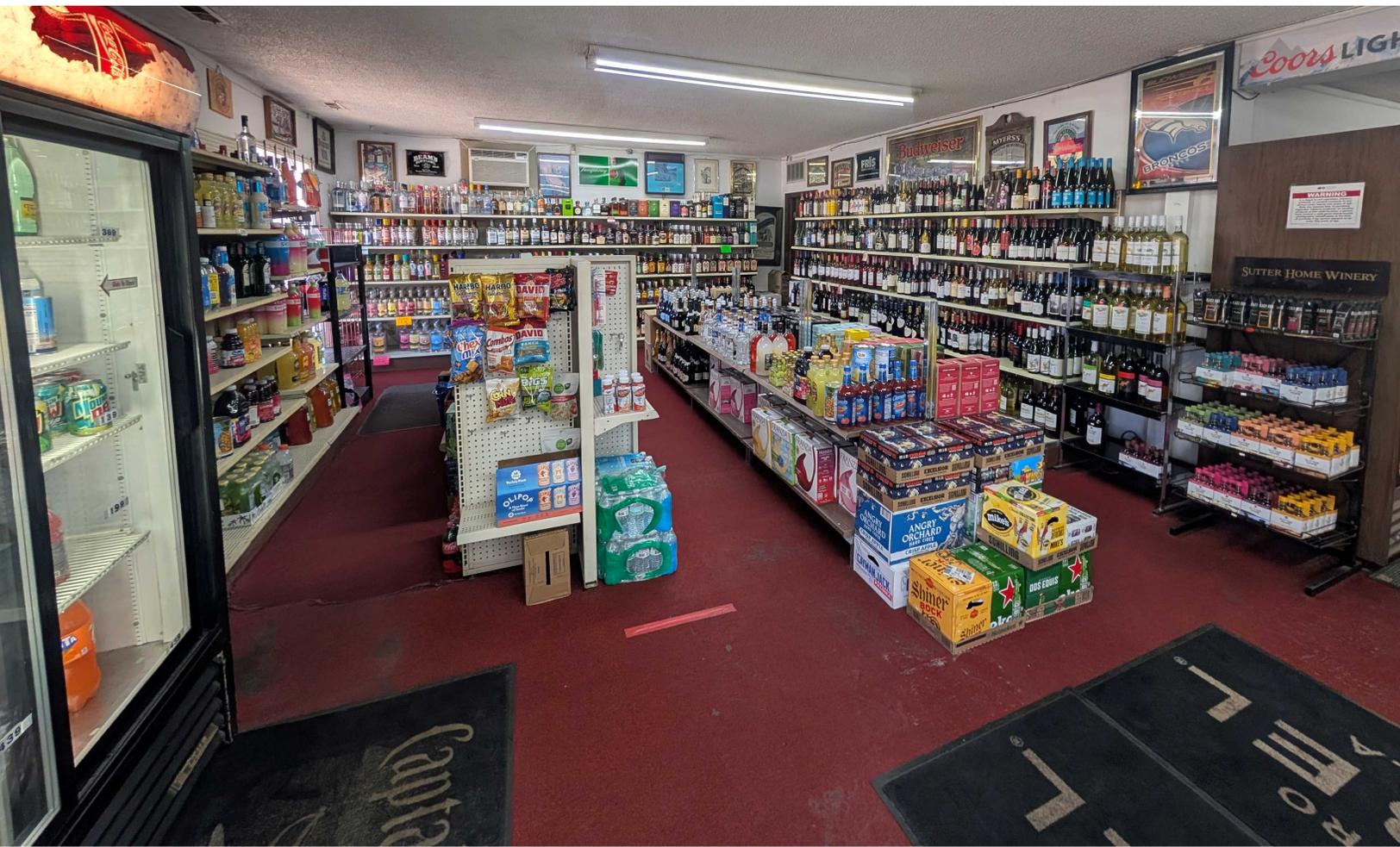
# PROPERTY PHOTOS

4646 N Nevada Ave & Austin Bluffs CO Springs  
4646 North Nevada Avenue | Colorado Springs, CO 80918



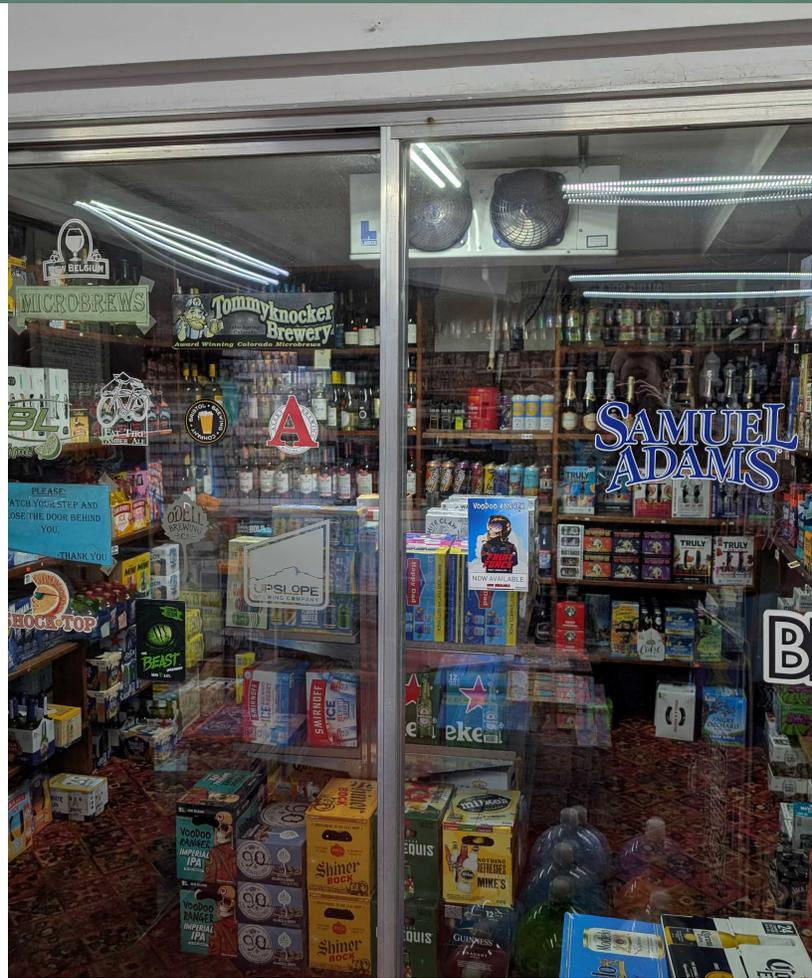
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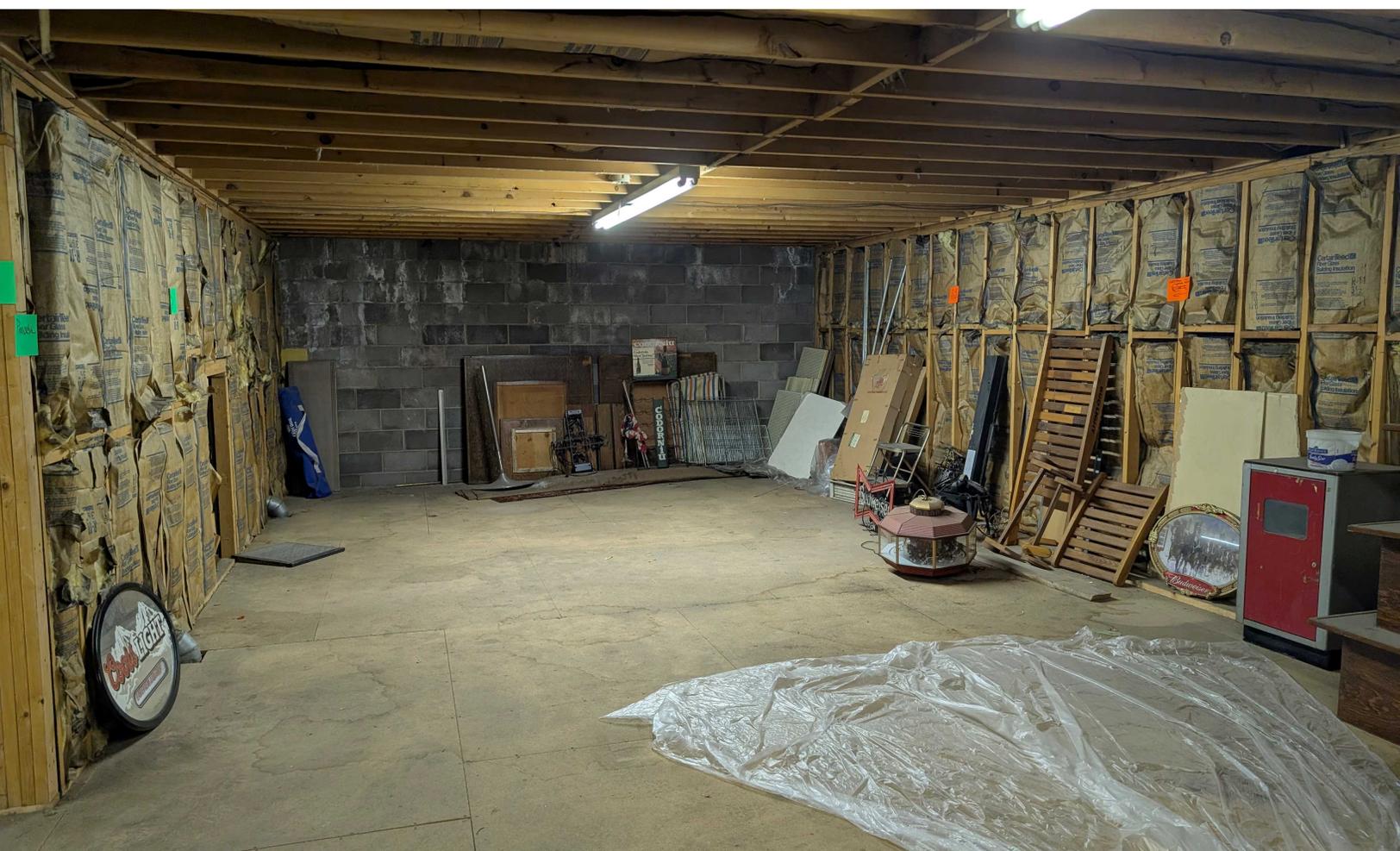
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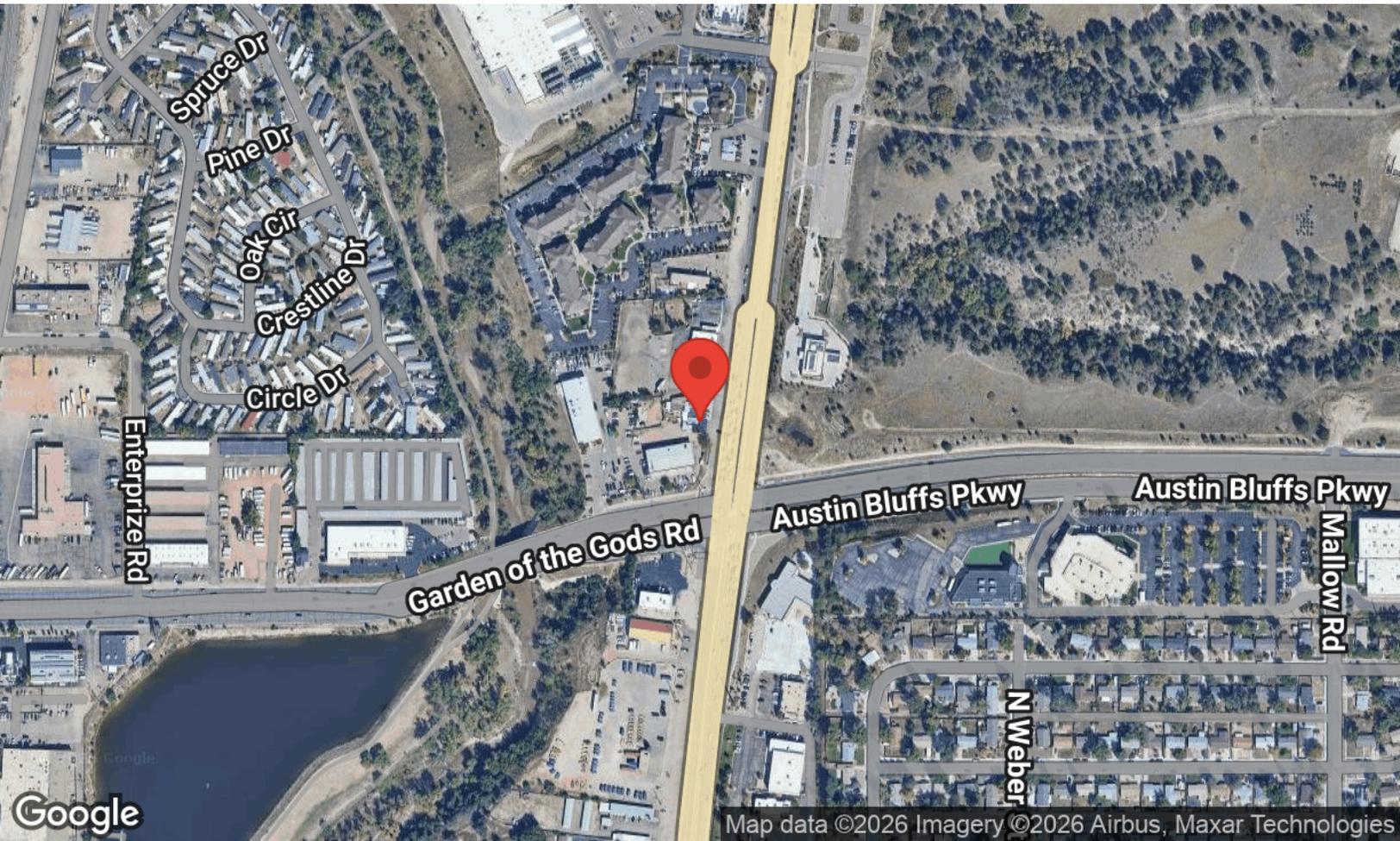


# LOCATION MAPS

4646 N Nevada Ave & Austin Bluffs CO Springs  
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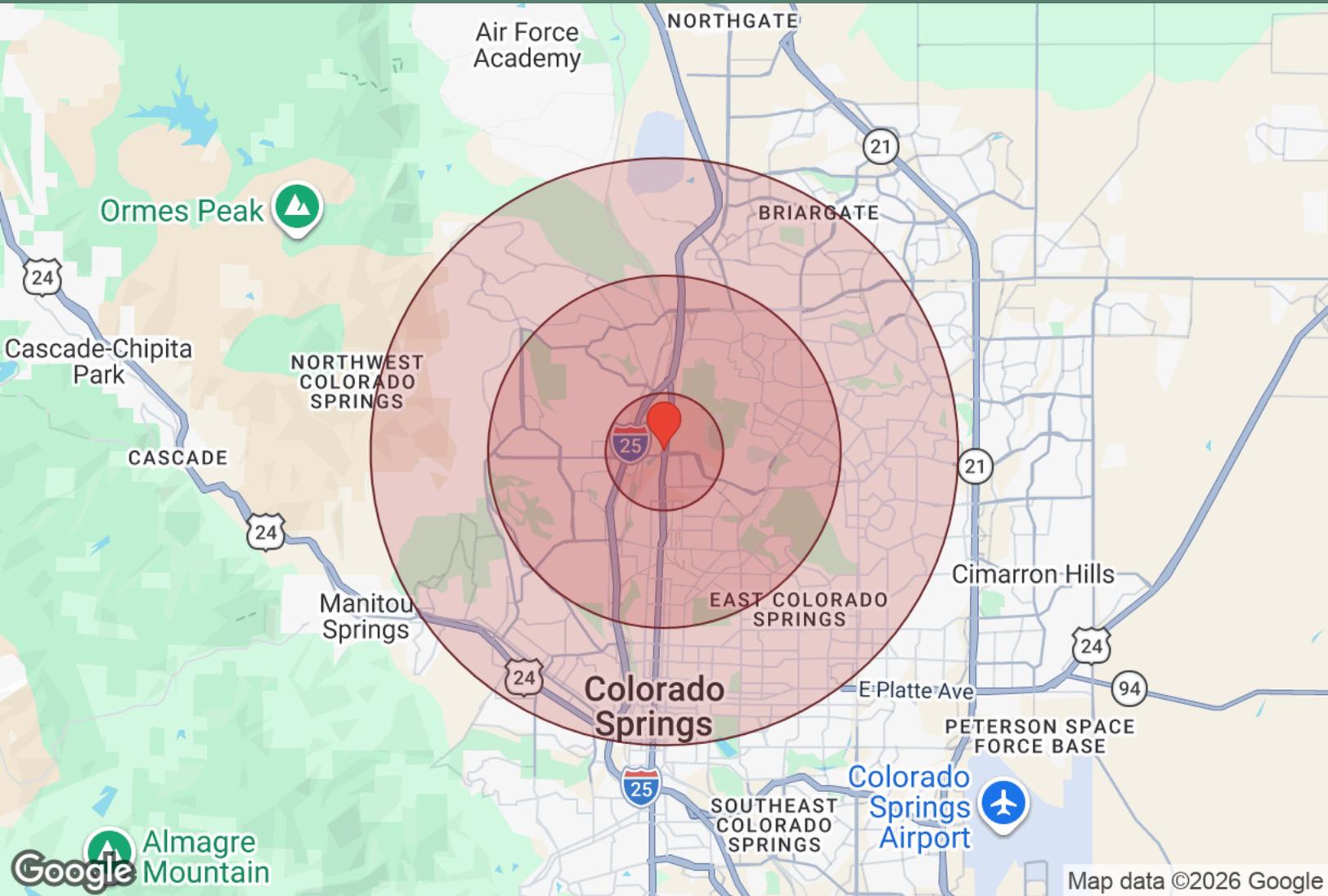
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# DEMOGRAPHICS

4646 N Nevada Ave & Austin Bluffs CO Springs  
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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

	1 Mile	3 Miles	5 Miles
<b>Population</b>			
Male	2,349	38,623	110,547
Female	2,221	38,585	108,763
Total Population	4,570	77,208	219,310
<b>Race / Ethnicity</b>			
White	3,044	55,420	154,153
Black	276	3,536	11,141
Am In/AK Nat	20	270	790
Hawaiian	6	62	263
Hispanic	907	12,616	37,283
Asian	128	2,069	6,075
Multiracial	172	3,019	8,992
Other	16	224	636
<b>Housing</b>			
Total Units	2,286	38,436	108,224
Occupied	2,039	34,500	96,938
Owner Occupied	905	19,894	54,824
Renter Occupied	1,134	14,606	42,114
Vacant	247	3,936	11,286

	1 Mile	3 Miles	5 Miles
<b>Age</b>			
Ages 0 - 14	731	11,765	34,257
Ages 15 - 24	778	9,755	28,186
Ages 25 - 54	1,854	30,376	88,820
Ages 55 - 64	501	9,147	25,936
Ages 65+	706	16,163	42,111
<b>Income</b>			
Median	\$69,783	\$85,300	\$84,386
Under \$15k	173	1,994	5,983
\$15k - \$25k	176	1,606	5,064
\$25k - \$35k	148	2,185	5,585
\$35k - \$50k	180	3,258	9,909
\$50k - \$75k	448	6,094	16,673
\$75k - \$100k	371	5,122	13,995
\$100k - \$150k	220	6,055	18,872
\$150k - \$200k	169	3,995	10,280
Over \$200k	154	4,188	10,576