

OFFERING MEMORANDUM



802 S TEJON ST.
COLORADO SPRINGS, CO 80903

Venterra Real Estate

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Colorado Springs, CO 80903
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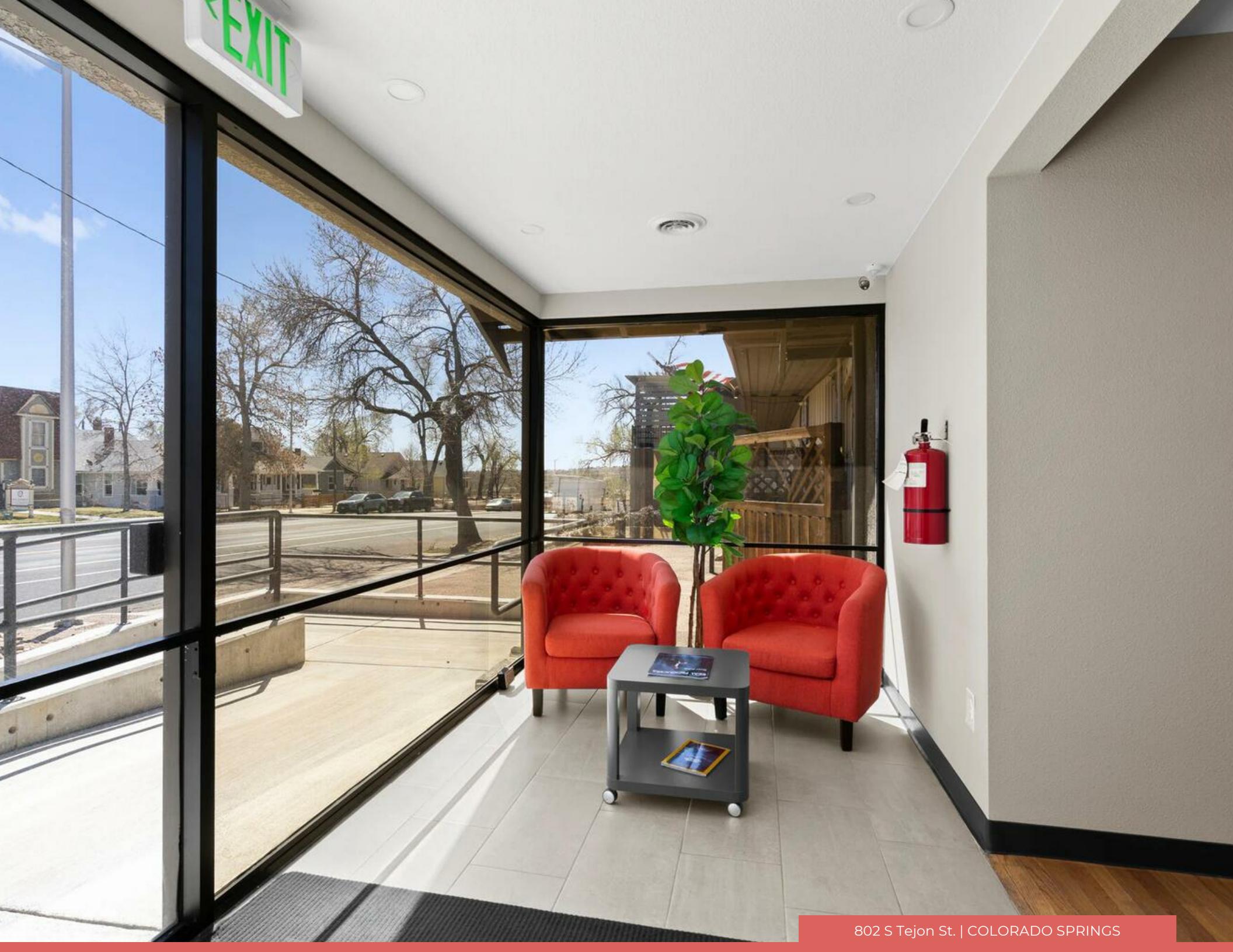
PROPERTY SUMMARY

Offering Price	\$975,000
Building SqFt	3,176 SqFt
Year Built	1949
Lot Size (SF)	7,000.00 SqFt
Parcel ID	6419209001
Zoning Type	Commercial
County	El Paso
Frontage	0.00 Ft
Coordinates	38.822924,-104.824521

INVESTMENT SUMMARY

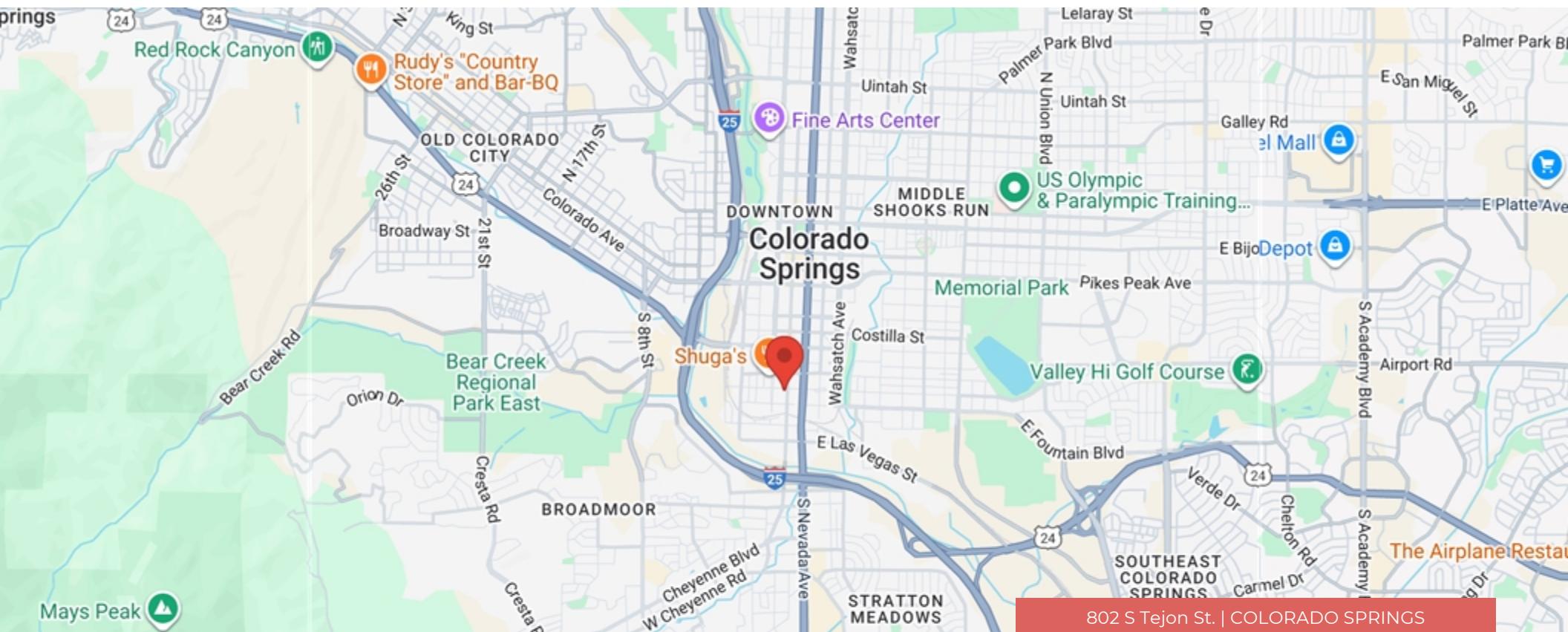
Exceptional investment opportunity in the thriving downtown core of Colorado Springs! This versatile office building, fully renovated in 2022, offers a well-designed layout ideal for a variety of business or income-producing uses. The main level features eight private offices, two spacious conference rooms, and is fully ADA compliant. At the rear of the building, a large office suite offers added flexibility—it can easily be closed off to create a private rental unit with its own entrance, perfect for generating additional income or hosting a separate tenant. The lower level includes a full kitchen, a large open work area, and four additional private offices, providing ample space for collaborative work, team meetings, or breakroom activities. A private parking lot adds valuable convenience for both employees and clients—an uncommon find in the downtown area. Whether you're an investor, business owner, or both, this fully updated building offers the location, layout, and flexibility to meet a wide range of professional needs. Don't miss your chance to own a piece of downtown Colorado Springs and capitalize on its continued growth.





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INVESTMENT HIGHLIGHTS





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LOCATION HIGHLIGHTS

- Easy access from I25 and on-site parking make for an easy commute in an ultra-walkable area.
- Convenient access to Colorado Springs's major employment centers and is highly accessible for incoming visitors.
- A curated mix of live, work and play spaces nearby, including apartment towers, retail and restaurants and Class A office spaces along master-planned and highly walkable parks.
- Ideally located in the heart of Downtown Colorado Springs and adjacent to world-class developments offering a plethora of shopping and dining experiences.

3 MILE RADIUS



POPULATION
93,446



DAYTIME POPULATION
132,133



HOUSEHOLDS
43,058



AVG. HOUSEHOLD INCOME
\$ 97,686



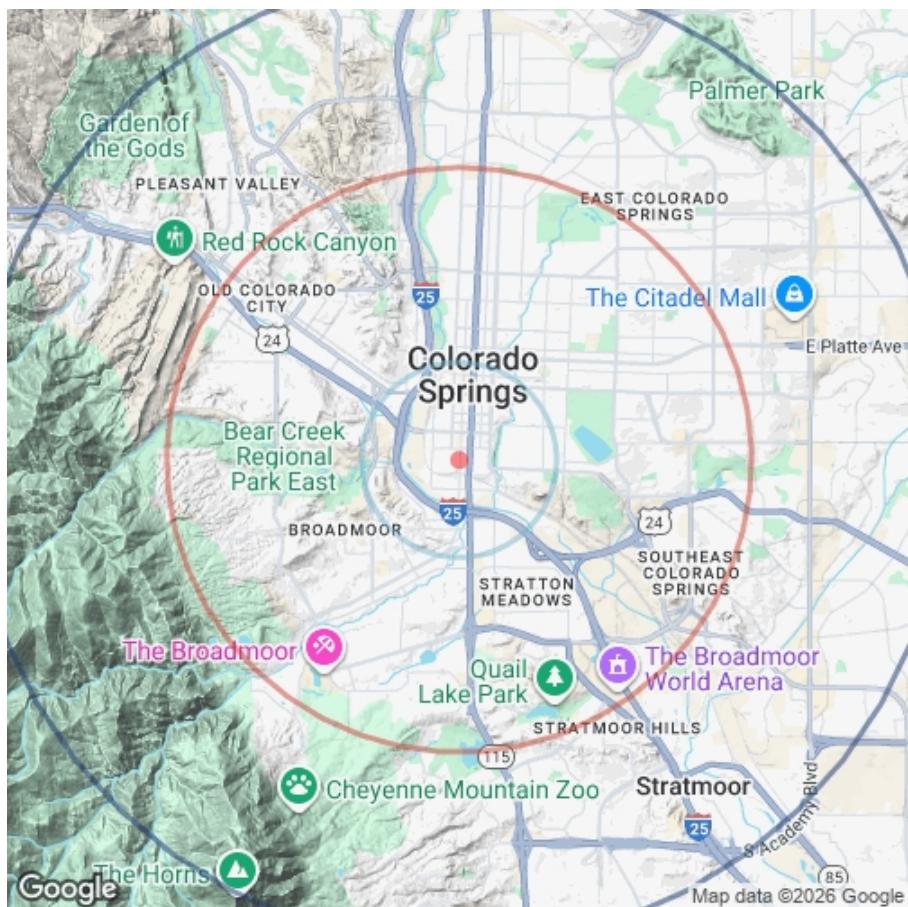


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REAL ESTATE



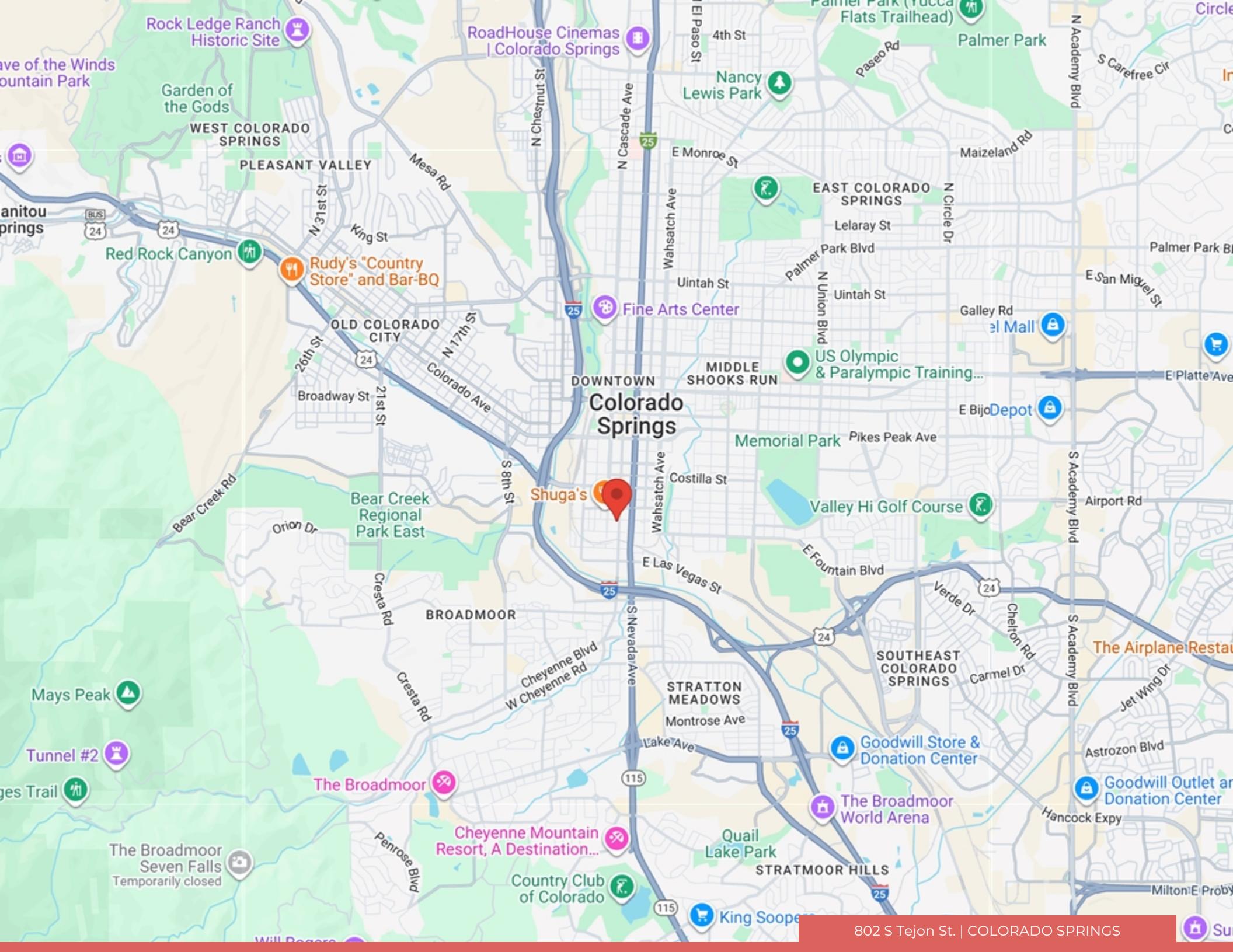
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,472	86,315	208,946
2010 Population	6,039	86,002	210,095
2025 Population	8,415	93,446	224,705
2030 Population	11,947	97,309	230,583
2025-2030 Growth Rate	7.26 %	0.81 %	0.52 %
2025 Daytime Population	31,098	132,133	256,666



2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	527	4,206	8,977
\$15000-24999	297	3,181	6,688
\$25000-34999	286	3,111	7,106
\$35000-49999	405	4,772	11,270
\$50000-74999	805	7,902	18,018
\$75000-99999	539	5,440	13,077
\$100000-149999	584	6,633	15,316
\$150000-199999	314	3,569	7,601
\$200000 or greater	200	4,243	8,814
Median HH Income	\$ 63,845	\$ 69,283	\$ 69,461
Average HH Income	\$ 79,687	\$ 97,686	\$ 96,109

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,825	38,065	86,438
2010 Total Households	2,942	40,134	90,117
2025 Total Households	3,957	43,058	96,868
2030 Total Households	5,906	45,533	100,659
2025 Average Household Size	2.02	2.08	2.26
2025 Owner Occupied Housing	1,071	19,746	48,392
2030 Owner Occupied Housing	1,135	20,733	50,757
2025 Renter Occupied Housing	2,886	23,312	48,476
2030 Renter Occupied Housing	4,771	24,799	49,901
2025 Vacant Housing	1,492	4,497	7,712
2025 Total Housing	5,449	47,555	104,580



ABOUT COLORADO SPRINGS

Colorado Springs is the home rule city that is the county seat of, and the most populous city in, El Paso County, Colorado, United States. The city had a population of 478,961 at the 2020 census, a 15.02% increase since 2010. Colorado Springs is the second-most populous city and most extensive city in the state of Colorado, and the 40th-most-populous city in the United States.



CITY OF COLORADO SPRINGS

COUNTY EL PASO

INCORPORATED 6/18/1886

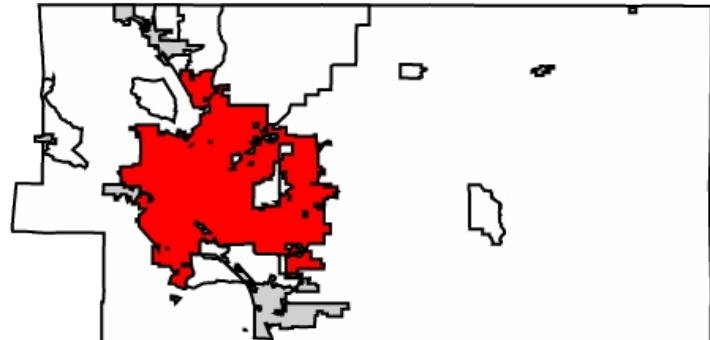
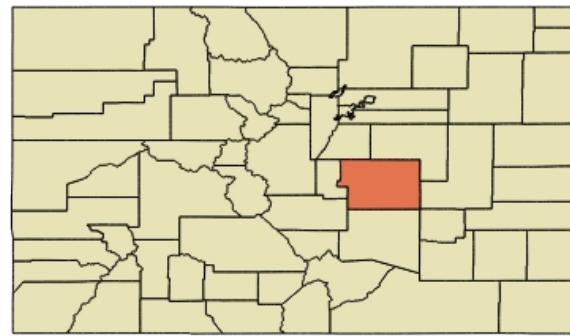
AREA POPULATION

CITY 195.8 SQ MI

LAND 195.4 SQ MI

WATER 0.4 SQ MI

ELEVATION 6035 FT



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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE VENTERRA REAL ESTATE ADVISOR FOR MORE DETAILS.**

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