

ADULT CABARET | BUSINESS & REAL ESTATE AVAILABLE

5957 Terminal Avenue, Colorado Springs, CO 80915

PROPERTY DESCRIPTION

The Snooty Fox Club is Colorado Springs only large box adult entertainment club with full alcohol service. The property was extensively renovated with new systems in 2021. Colorado Springs boasts population of 489,664 with median income of \$79,026.

Situated within the East Retail submarket of Colorado Springs, the region experiences stable demand, and ongoing development. The local market benefits from a diversified economy including defense, high-tech, and aerospace industries. With a remaining economic life of approximately 25–30 years, this property offers an opportunity for investors seeking stable income with long-term property appreciation.

PROPERTY HIGHLIGHTS

- 9,540 sq. ft. single-story, freestanding building at 5957 Terminal Ave, Colorado Springs
- 18 ft. high ceilings
- 1.58-acre lot with a 7.23:1 land-to-building ratio allowing ample parking and maneuverability; 230 ft. road frontage on Terminal Ave.
- \$400,000 in renovations completed in October 2021
- Private VIP sections
- Near I-25 and US 24
- Highly profitable club



OFFERING SUMMARY

Lot Size: 1.58 Acres

Traffic Count: 2,000 Vehicles per day

Zoning: Community Commercial (CC) and Commercial Airport District (CDA)

FOR SALE BY OWNER

(404) 620-1701

5957TERMINALAVE@GMAIL.COM

ADULT CABARET | BUSINESS & REAL ESTATE AVAILABLE

5957 Terminal Avenue, Colorado Springs, CO 80915



FOR SALE BY OWNER

(404) 620-1701

5957TERMINALAVE@GMAIL.COM

1 | PROPERTY AND BUILDING ENTRANCE

ADULT CABARET | BUSINESS & REAL ESTATE AVAILABLE

5957 Terminal Avenue, Colorado Springs, CO 80915



FOR SALE BY OWNER

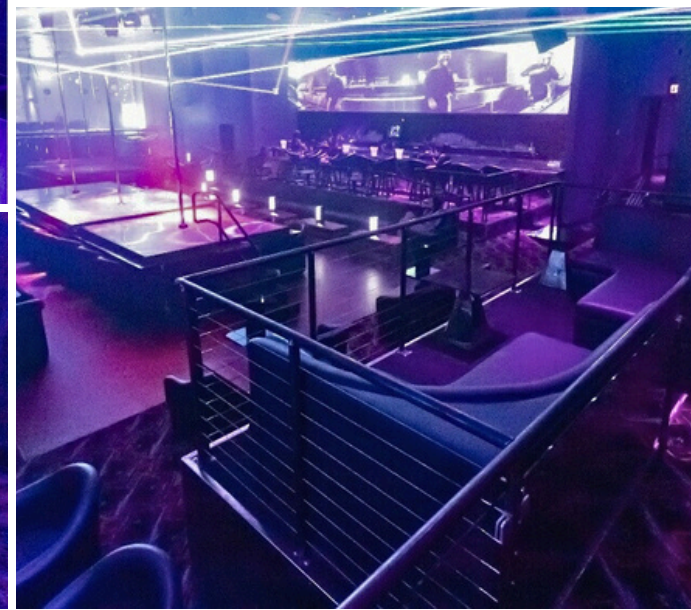
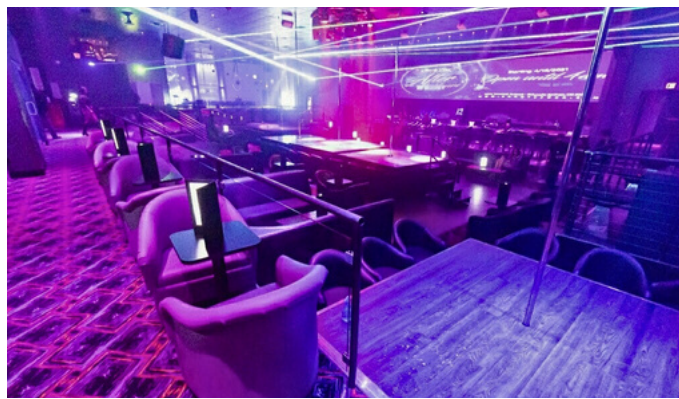
(404) 620-1701

5957TERMINALAVE@GMAIL.COM

2 | CLUB AREA WITH LIGHTING

ADULT CABARET | BUSINESS & REAL ESTATE AVAILABLE

5957 Terminal Avenue, Colorado Springs, CO 80915



FOR SALE BY OWNER

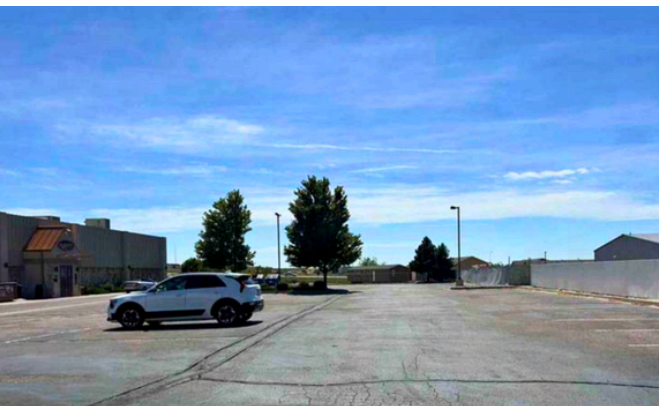
(404) 620-1701

5957TERMINALAVE@GMAIL.COM

3 | CLUB AREA WITH LIGHTING (CONT.)

ADULT CABARET | BUSINESS & REAL ESTATE AVAILABLE

5957 Terminal Avenue, Colorado Springs, CO 80915



FOR SALE BY OWNER

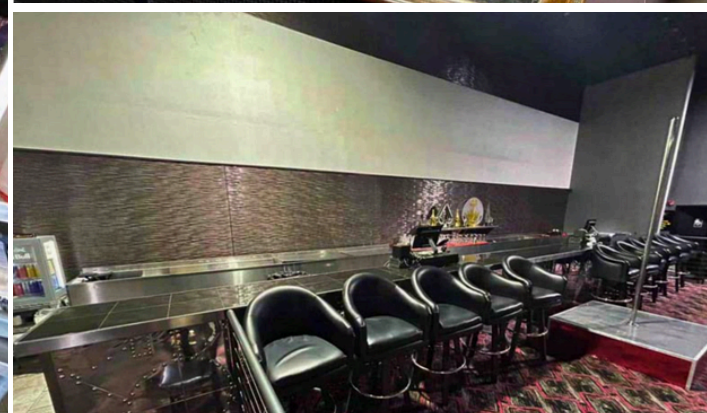
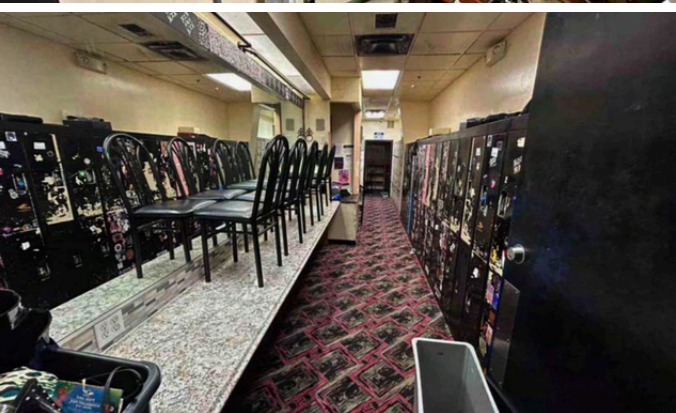
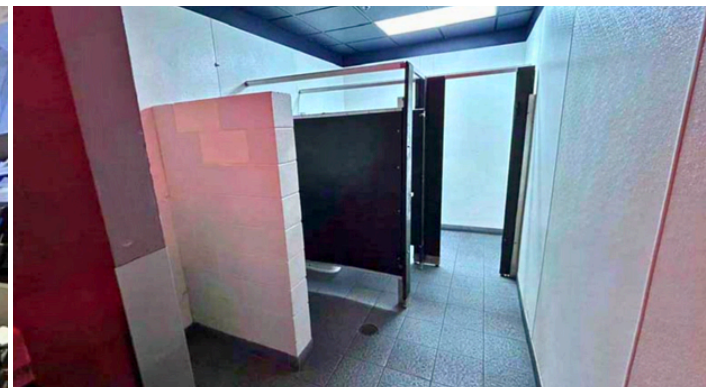
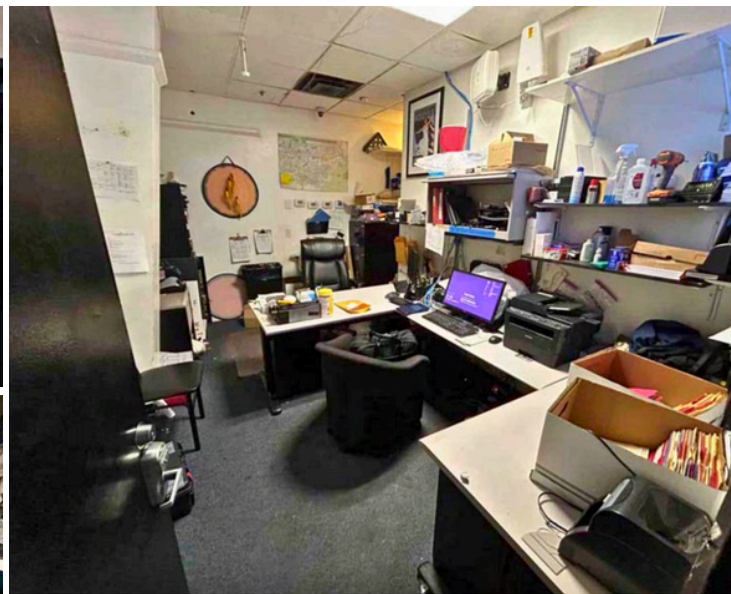
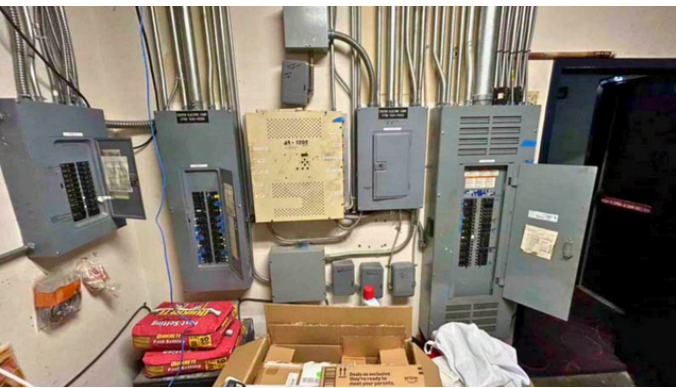
(404) 620-1701

5957TERMINALAVE@GMAIL.COM

4 | EXTERIOR (DAY TIME)

ADULT CABARET | BUSINESS & REAL ESTATE AVAILABLE

5957 Terminal Avenue, Colorado Springs, CO 80915



FOR SALE BY OWNER

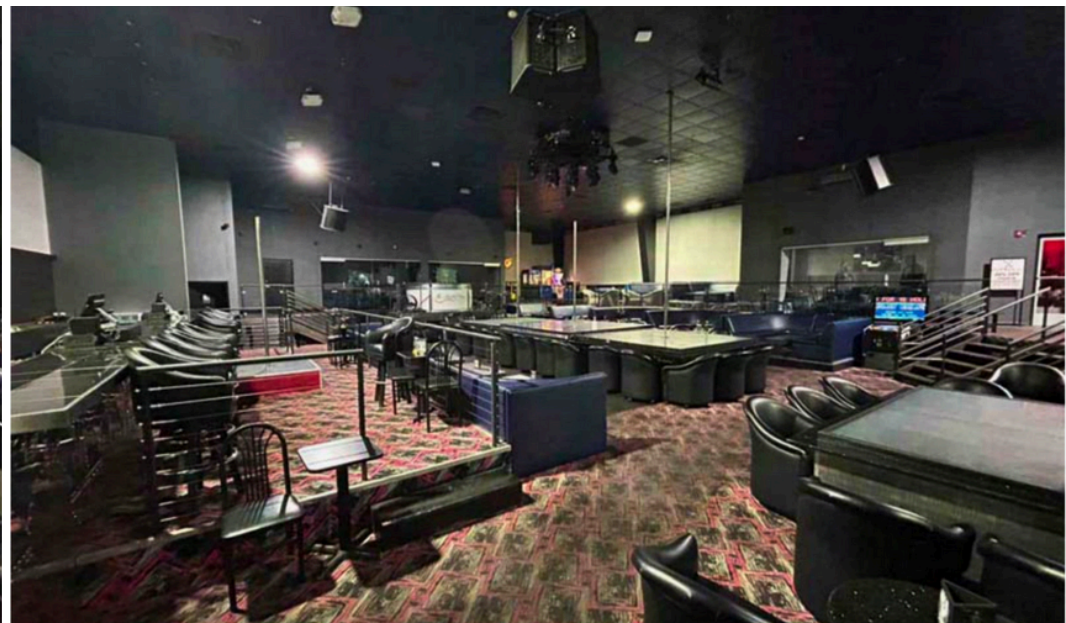
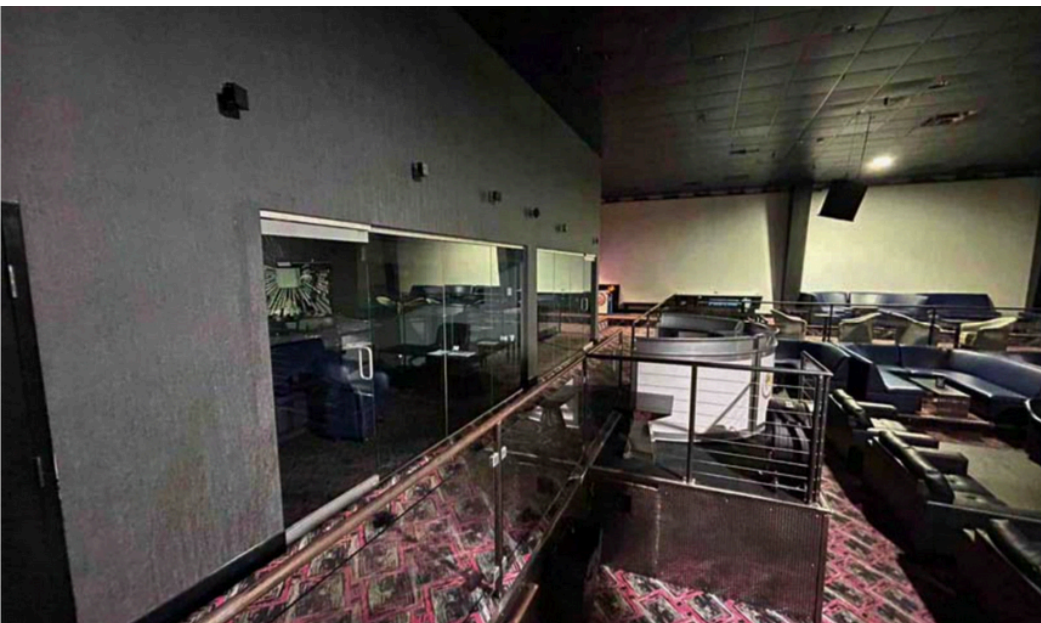
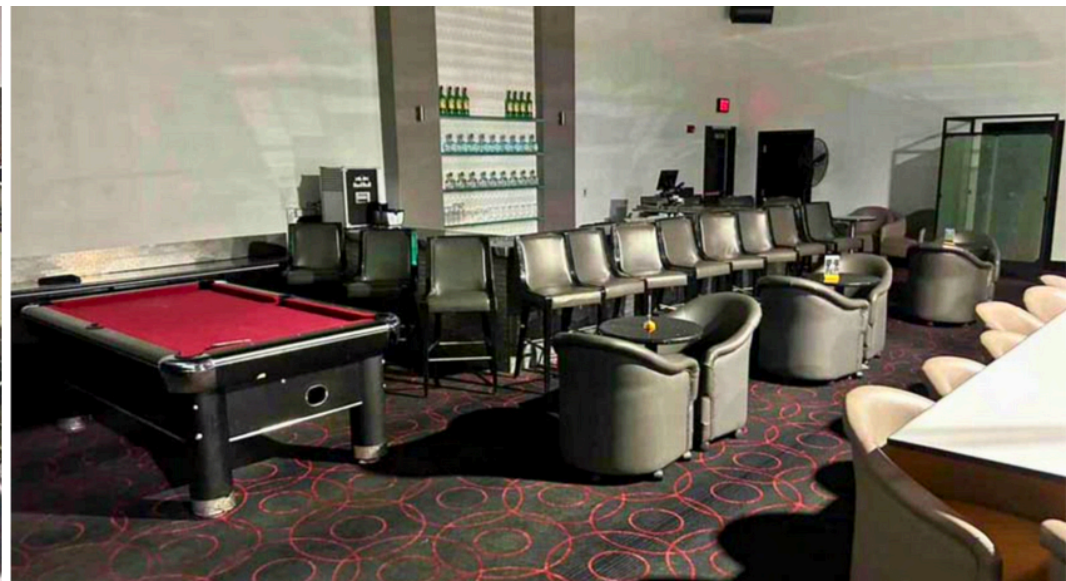
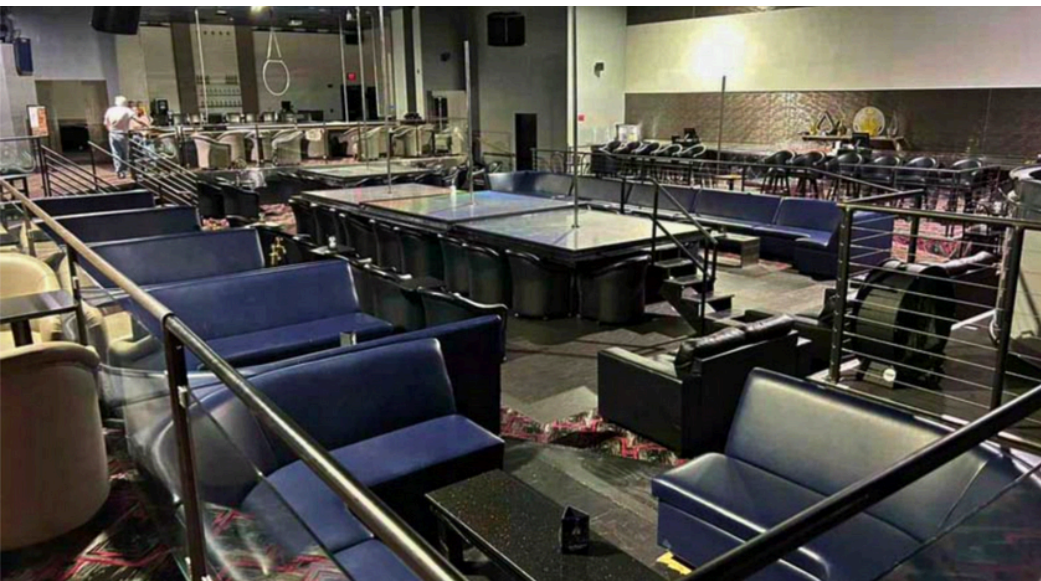
(404) 620-1701

5957TERMINALAVE@GMAIL.COM

5 | FACILITIES & INFRASTRUCTURE

ADULT CABARET | BUSINESS & REAL ESTATE AVAILABLE

5957 Terminal Avenue, Colorado Springs, CO 80915



FOR SALE BY OWNER

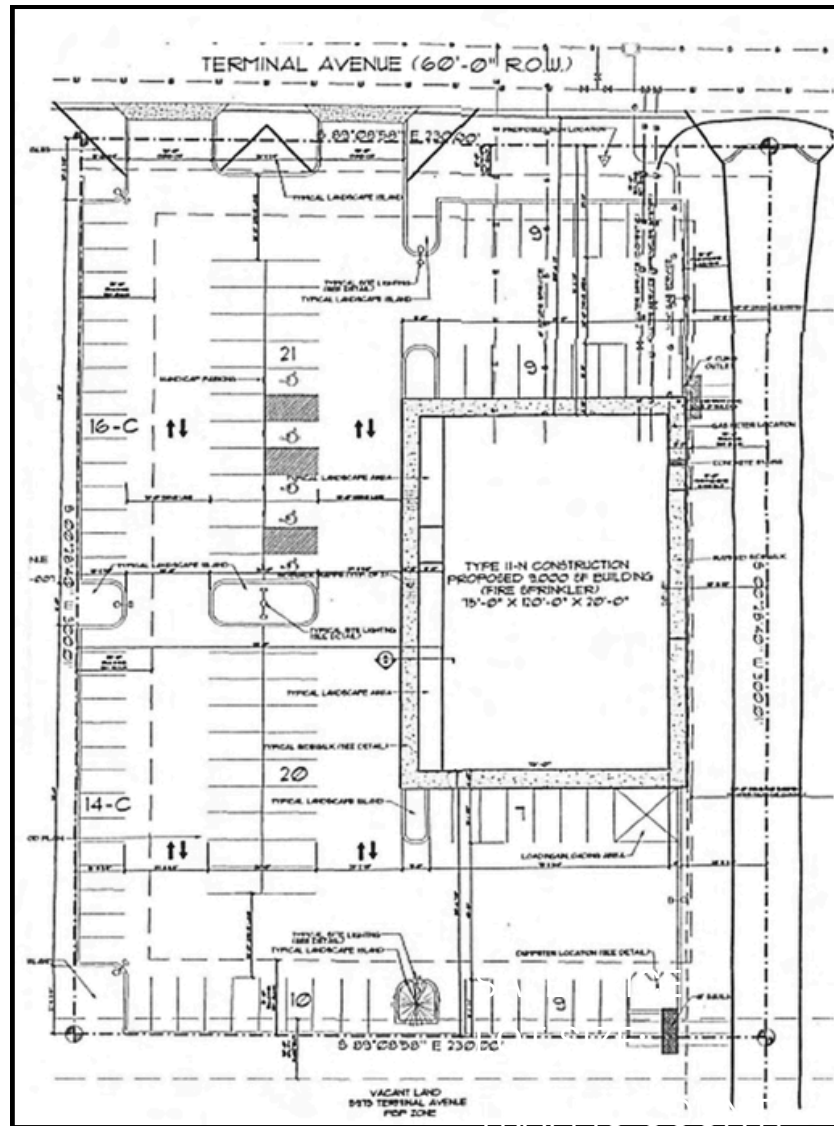
(404) 620-1701

5957TERMINALAVE@GMAIL.COM

6 | CLUB AREA WITHOUT LIGHTING

ADULT CABARET | BUSINESS & REAL ESTATE AVAILABLE

5957 Terminal Avenue, Colorado Springs, CO 80915



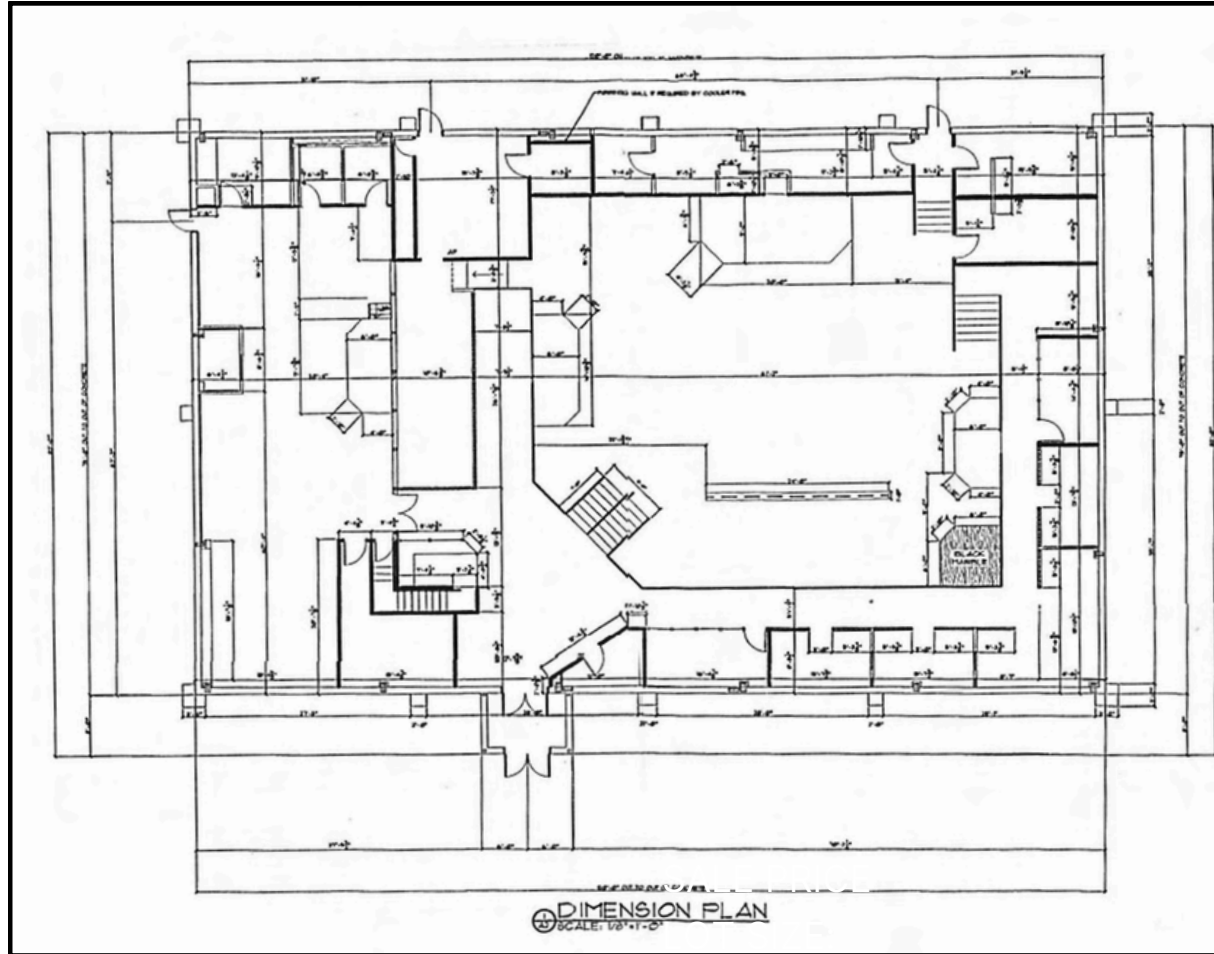
FOR SALE BY OWNER

(404) 620-1701

5957TERMINALAVE@GMAIL.COM

ADULT CABARET | BUSINESS & REAL ESTATE AVAILABLE

5957 Terminal Avenue, Colorado Springs, CO 80915



FOR SALE BY OWNER

(404) 620-1701

5957TERMINALAVE@GMAIL.COM

8 | INTERIOR LAYOUT

ADULT CABARET | BUSINESS & REAL ESTATE AVAILABLE

5957 Terminal Avenue, Colorado Springs, CO 80915



EAST COLORADO SPRINGS

East Colorado Springs is a charming and diverse community that beautifully blends suburban comfort with urban convenience. Once primarily residential, the area has seen a resurgence with the addition of local shops, restaurants, and recreational spaces. Residents enjoy easy access to scenic parks, including Palmer Park, which offers trails and stunning views of the mountains. The neighborhood is also home to a variety of dining options, from cozy cafes to family-friendly eateries, making it a perfect spot for casual outings and community gatherings.

As part of Colorado Springs, this area is known for its welcoming atmosphere, attracting families, young professionals, and retirees alike. With its proximity to major attractions, including the Air Force Academy and Pikes Peak, East Colorado Springs serves as an ideal base for those looking to explore the beauty of Colorado while enjoying the comforts of home.

FOR SALE BY OWNER

(404) 620-1701

5957TERMINALAVE@GMAIL.COM

9 | NEIGHBORHOOD

ADULT CABARET | BUSINESS & REAL ESTATE AVAILABLE

5957 Terminal Avenue, Colorado Springs, CO 80915

NEARBY ATTRACTIONS

NATIONAL MUSEUM OF WORLD WAR II AVIATION

A must-visit destination for aviation enthusiasts, this museum showcases an impressive collection of aircraft and military memorabilia, highlighting the history and significant contributions of aviation during World War II.

NORTH POLE - Santa's Workshop

A charming Christmas-themed amusement park located at the foot of Pikes Peak. Families can enjoy rides, games, and holiday-themed attractions in a magical setting.

PALMER PARK

A large city park offering hiking trails, picnic areas, and stunning views of the Colorado Springs area. It's perfect for outdoor activities and enjoying nature.

THE CITADELL MALL

The largest shopping center in Colorado Springs, featuring a variety of stores, dining options, and entertainment, including a movie theater.

COLORADO SPRINGS FOUNTAIN

A beautiful park featuring a scenic fountain, walking paths, and picnic areas, making it an ideal spot for relaxation and enjoying the outdoors.



FOR SALE BY OWNER

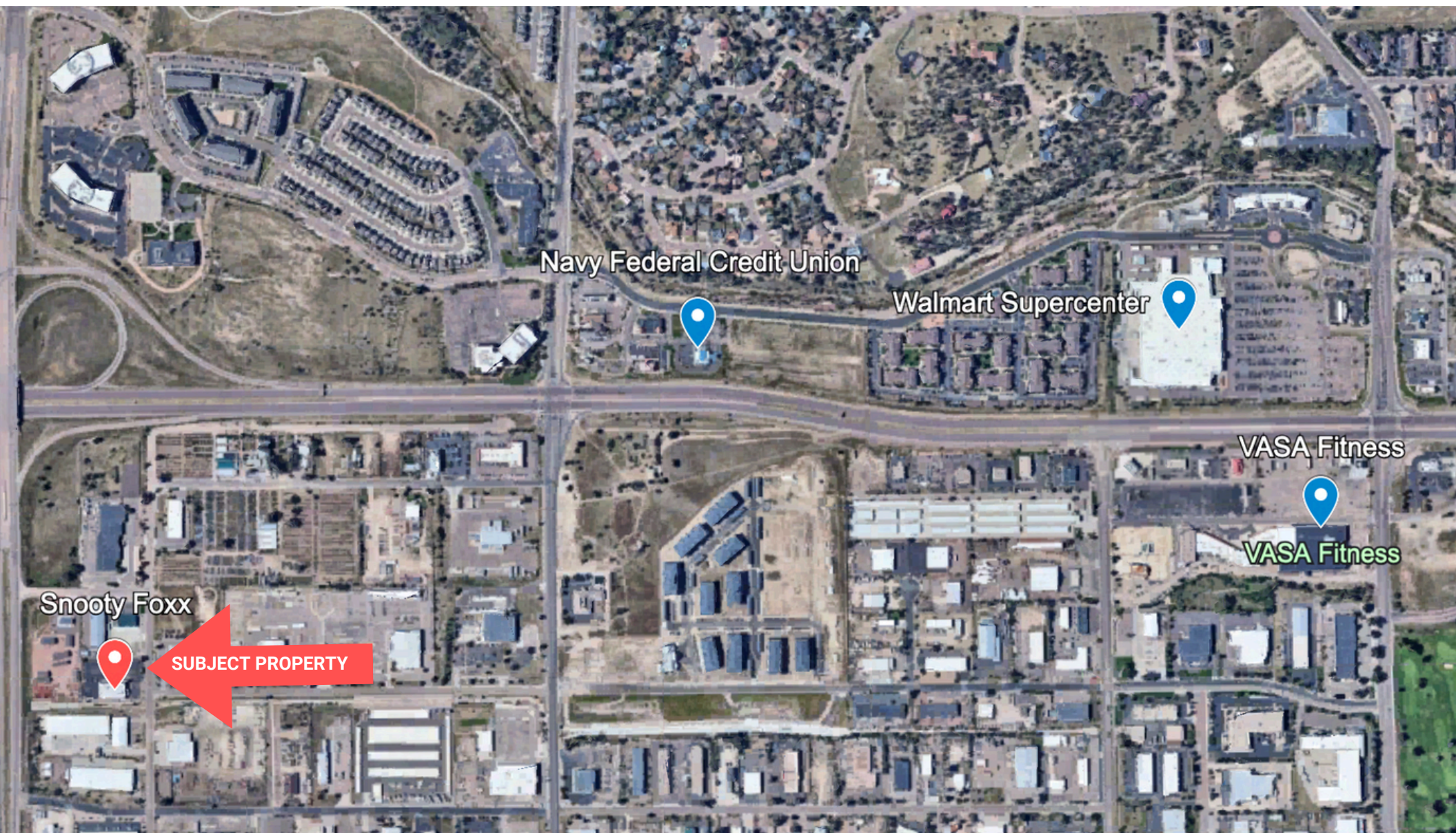
(404) 620-1701

5957TERMINALAVE@GMAIL.COM

10 | ATTRACTIONS

ADULT CABARET | BUSINESS & REAL ESTATE AVAILABLE

5957 Terminal Avenue, Colorado Springs, CO 80915



FOR SALE BY OWNER

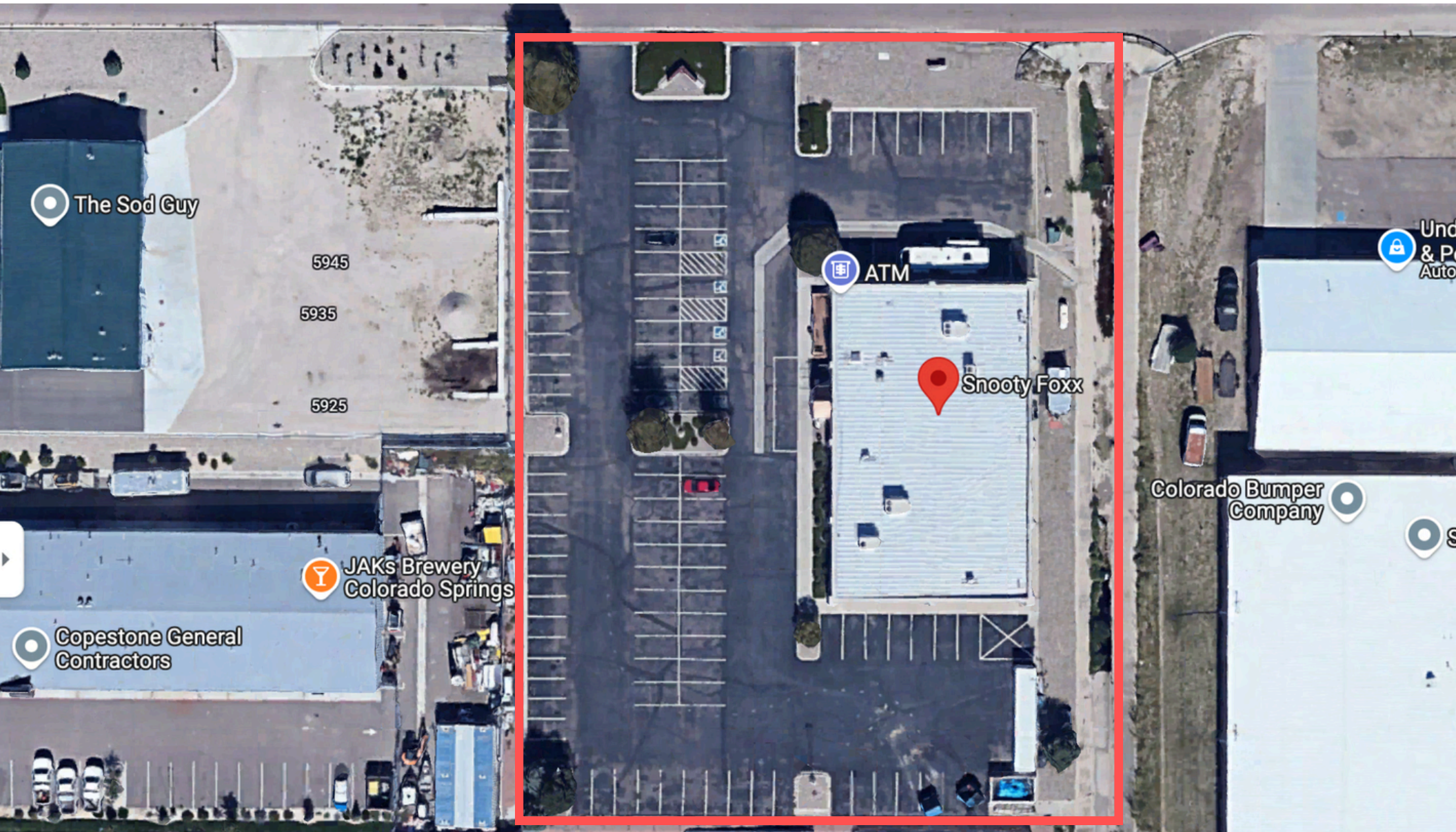
(404) 620-1701

5957TERMINALAVE@GMAIL.COM

11 | NEARBY MAJOR RETAILERS

ADULT CABARET | BUSINESS & REAL ESTATE AVAILABLE

5957 Terminal Avenue, Colorado Springs, CO 80915



FOR SALE BY OWNER

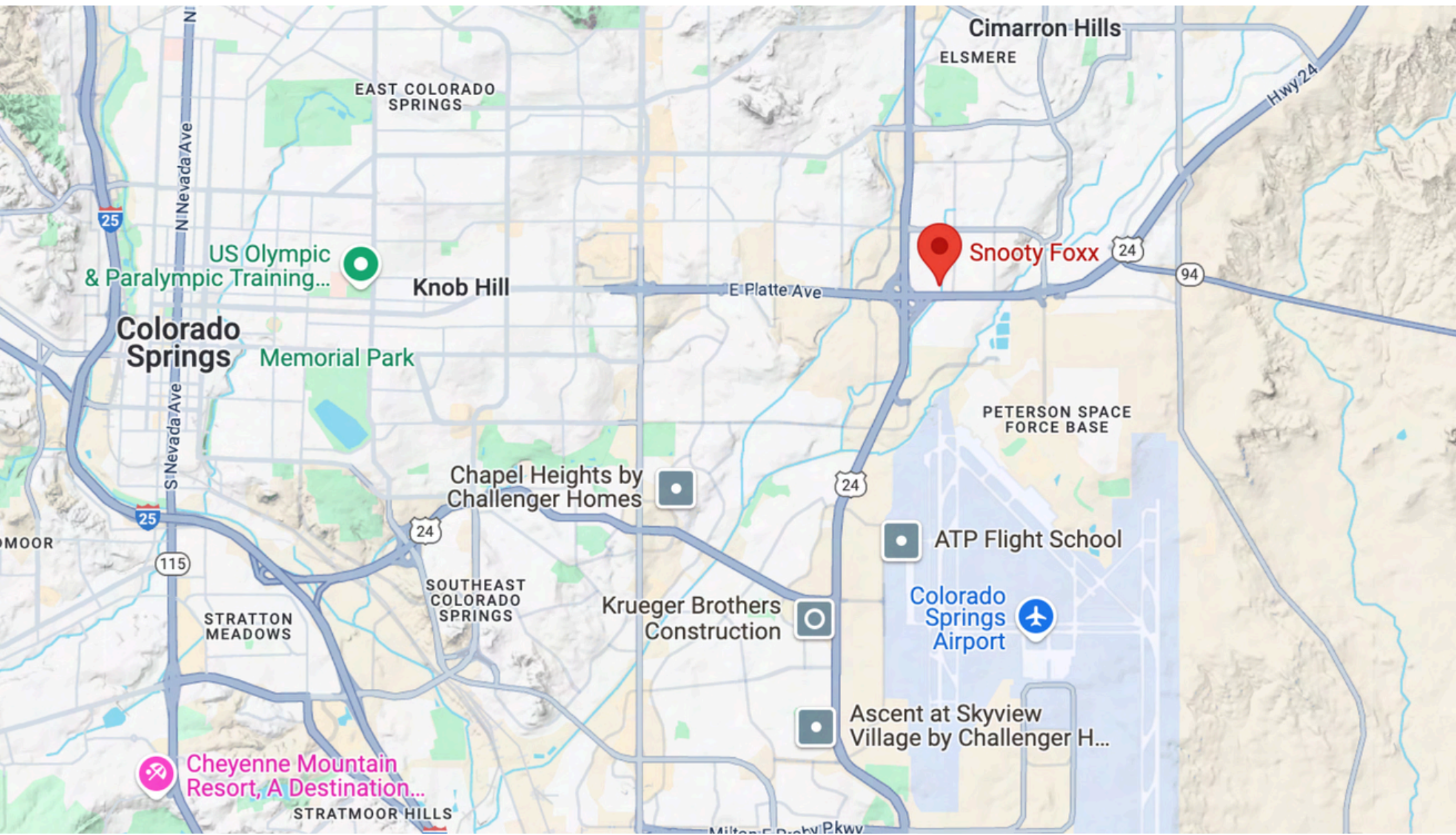
(404) 620-1701

5957TERMINALAVE@GMAIL.COM

12 | CLOSE UP OF SITE

ADULT CABARET | BUSINESS & REAL ESTATE AVAILABLE

5957 Terminal Avenue, Colorado Springs, CO 80915



FOR SALE BY OWNER

(404) 620-1701

5957TERMINALAVE@GMAIL.COM

13 | LOCATION OVERVIEW

ADULT CABARET | BUSINESS & REAL ESTATE AVAILABLE

5957 Terminal Avenue, Colorado Springs, CO 80915

Age

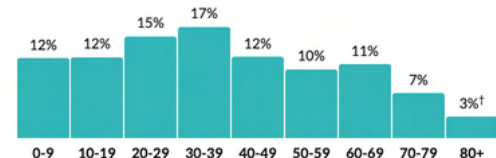
36.4

Median age

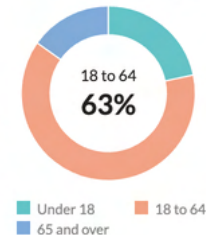
about the same as the figure in the Colorado Springs, CO Metro Area: 35.8

a little less than the figure in Colorado: 37.9

Population by age range



Population by age category



Show data / Embed

Income

\$47,096

Per capita income

about the same as the amount in the Colorado Springs, CO Metro Area: \$46,474

about 90 percent of the amount in Colorado: \$51,768

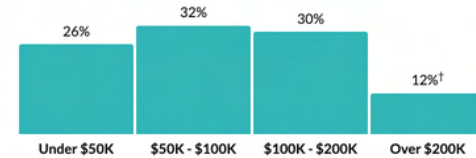
\$83,215

Median household income

about 90 percent of the amount in the Colorado Springs, CO Metro Area: \$89,792

about 90 percent of the amount in Colorado: \$92,911

Household income



Show data / Embed

Households

208,035

Number of households

the Colorado Springs, CO Metro Area: 311,530
Colorado: 2,428,261

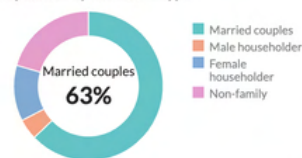
2.3

Persons per household

a little less than the figure in the Colorado Springs, CO Metro Area: 2.4

a little less than the figure in Colorado: 2.4 †

Population by household type



Units & Occupancy

218,332

Number of housing units

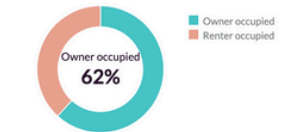
the Colorado Springs, CO Metro Area: 327,258
Colorado: 2,638,093

Occupied vs. Vacant



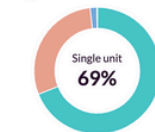
Show data / Embed

Ownership of occupied units



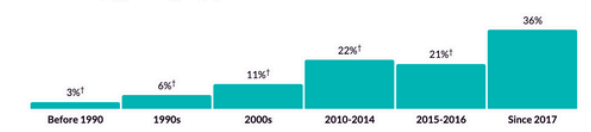
Show data / Embed

Types of structure



Show data / Embed

Year moved in, by percentage of population



Show data / Embed

Value

\$460,900

Median value of owner-occupied housing units

about the same as the amount in the Colorado Springs, CO Metro Area: \$472,600

about 80 percent of the amount in Colorado: \$550,300

Value of owner-occupied housing units



Show data / Embed

Geographical mobility

20%

Moved since previous year

about 10 percent higher than the rate in the Colorado Springs, CO Metro Area: 18.6%
about 25 percent higher than the rate in Colorado: 15.7%

Population migration since previous year



Show data / Embed

FOR SALE BY OWNER

(404) 620-1701

5957TERMINALAVE@GMAIL.COM