

415
West Bijou Street
COLORADO SPRINGS, CO 80903

**PRICE
REDUCED**



**OFFICE BUILDING
FOR SALE**



KINSEY & COMPANY
COMMERCIAL REAL ESTATE

Jason F. Kinsey
Managing Principal
720-280-5757
Jason@KinseyCRE.com

Brady Kinsey
Principal
303-847-1295
Brady@KinseyCRE.com

Availability

- Pricing: ~~\$645,000~~ **\$625,000**

- Square Footage:

Main office building: 2,652 SF

Standalone building: 824 SF

Total SF: 3,476 SF

- Land Size: 0.22 Acres

**PRICE
REDUCED**

Traffic Counts

- W Bijou: 9,591 VPD (MPSI 2022)

Source: 2025 MPSI Estimate



Highlights

- The office building is located just off of I-25 and is in close proximity to Downtown Colorado Springs.
- The site consists of two buildings; one main 3 floor office building and another secondary, freestanding building on the site portion of the property
- The office has signage availability along W Bijou St
- Buyer has the ability to occupy the building as an owner/user or convert into a investment property



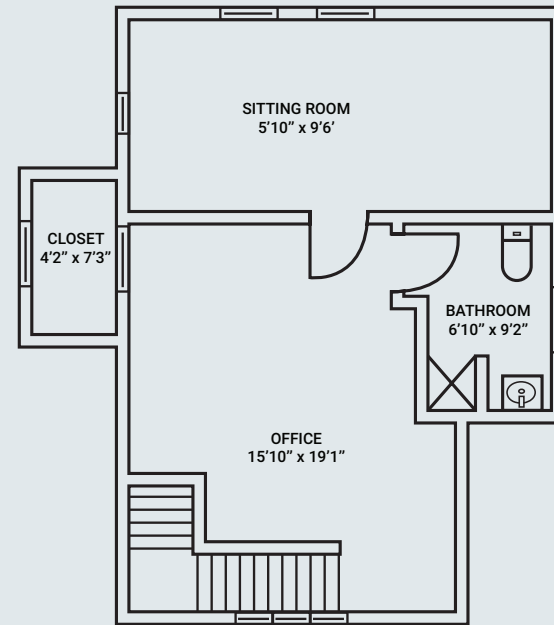
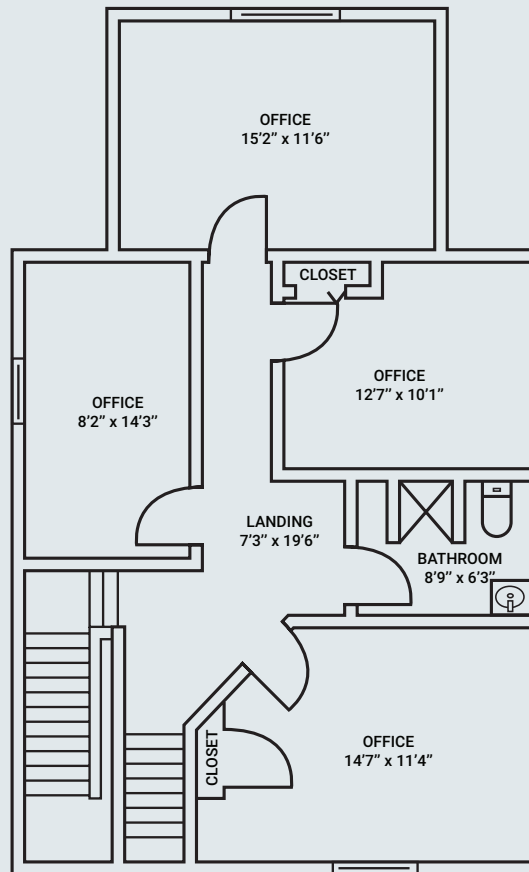
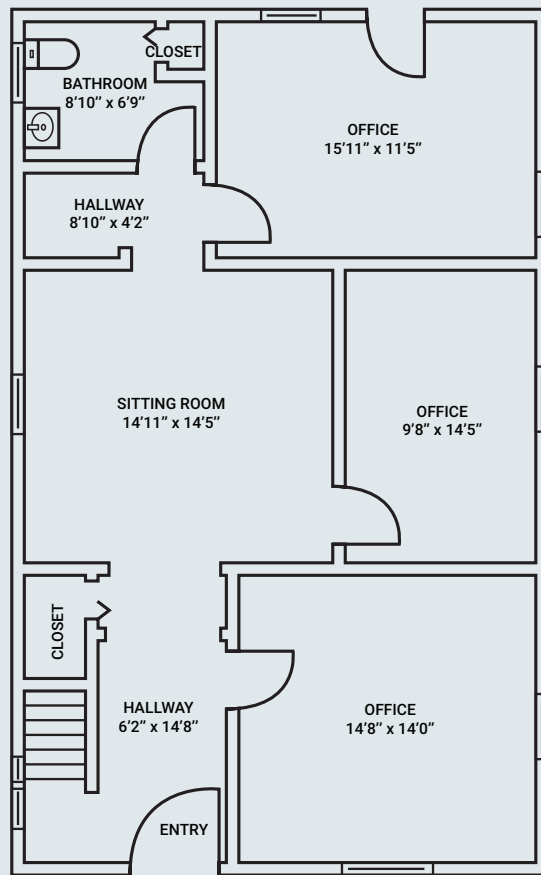
No representations or warranties, expressed or implied, are made as to the accuracy of the information contained herein. Prospective tenant must independently verify the information and bears all risk for inaccuracies. Prices, terms, and availability are subject to change and/or withdrawal without notice

415 West Bijou Street

COLORADO SPRINGS, CO 80903



Main office building: 2,652 SF
Standalone building: 824 SF
Total SF: 3,476 SF



No representations or warranties, expressed or implied, are made as to the accuracy of the information contained herein. Prospective tenant must independently verify the information and bears all risk for inaccuracies. Prices, terms, and availability are subject to change and/or withdrawal without notice

415
W. Bijou St.
COLORADO SPRINGS,
CO 80905

MONUMENT
VALLEY
PARK

Firestone

Carl's Jr.

SUSHI ROW

TACO
BELL

Wendy's

WILLIAM J
PALMER
HIGH SCHOOL

PIKES PEAK
STATE COLLEGE

OSKAR
BLUES
BREWERY

BIJOU ST

INTERSTATE
25

ILLEGAL
PETE'S

WRB&O
EGG

MACKENZIE'S
BREAD HOUSE

Colorado Springs
PIONEERS MUSEUM

ATOMIC
COWBOY



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	10,010	89,401	209,956
Average Household Income	\$74,581	\$81,748	\$81,015
Daytime Population	23,650	73,440	141,150

Source: CoStar



KINSEY & COMPANY
COMMERCIAL REAL ESTATE

Jason F. Kinsey
Managing Principal
720-280-5757
Jason@KinseyCRE.com

Brady Kinsey
Principal
303-847-1295
Brady@KinseyCRE.com

Disclaimer: The Interested Party acknowledges that any documents or information ("Materials") received from the Property Owner are provided solely for reference and review. The Property Owner makes no representations, expressed or implied, regarding the accuracy or completeness of these Materials. The Interested Party assumes full responsibility for evaluating all provided documents, which may include maps, schematics, and other property-related data. This includes, but is not limited to: (i) the structural integrity, condition, and features of the Property, including roofing, foundation, utilities, and landscaping; (ii) soil composition, geological factors, and groundwater conditions; (iii) the availability and adequacy of utility services; (iv) zoning, land use regulations, and development feasibility; (v) legal restrictions affecting the Property; (vi) adherence to applicable laws, codes, and regulations; (vii) potential environmental hazards on or near the premises; (viii) the quality of workmanship and materials in any existing structures; and (ix) the status of the Property's title. The Property Owner is not responsible for any conclusions drawn by the Interested Party based on these Materials. It is the sole duty of the Interested Party to conduct independent due diligence before finalizing any transaction. All documents are provided without warranty, and the Interested Party waives any claims against the Listing Agent and Property Owner regarding the accuracy or reliability of the information furnished.