

122

N TEJON STREET

PRIME DOWNTOWN RETAIL SPACE FOR LEASE



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REAL ESTATE GROUP



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122 N TEJON STREET | COLORADO SPRINGS, CO

Address:

122 N Tejon Street
Colorado Springs, CO

County:

El Paso

Building Size:

3,756 SF

Building Type:

Retail

Year Built:

1909

Site Size:

0.10 AC

LEASE RATE: \$22.00/SF NNN

- Historic retail location in the heart of Downtown Colorado Springs
- Large basement not included in the Rentable Square Footage.
- Neighboring Tenants: Oskar Blues – CO Springs, Bingo Burger, Painting with a Twist, My Colorado Store, The Candy Store, Solar Roast Coffee.
- Existing Restaurant Infrastructure
- Rear Delivery Access

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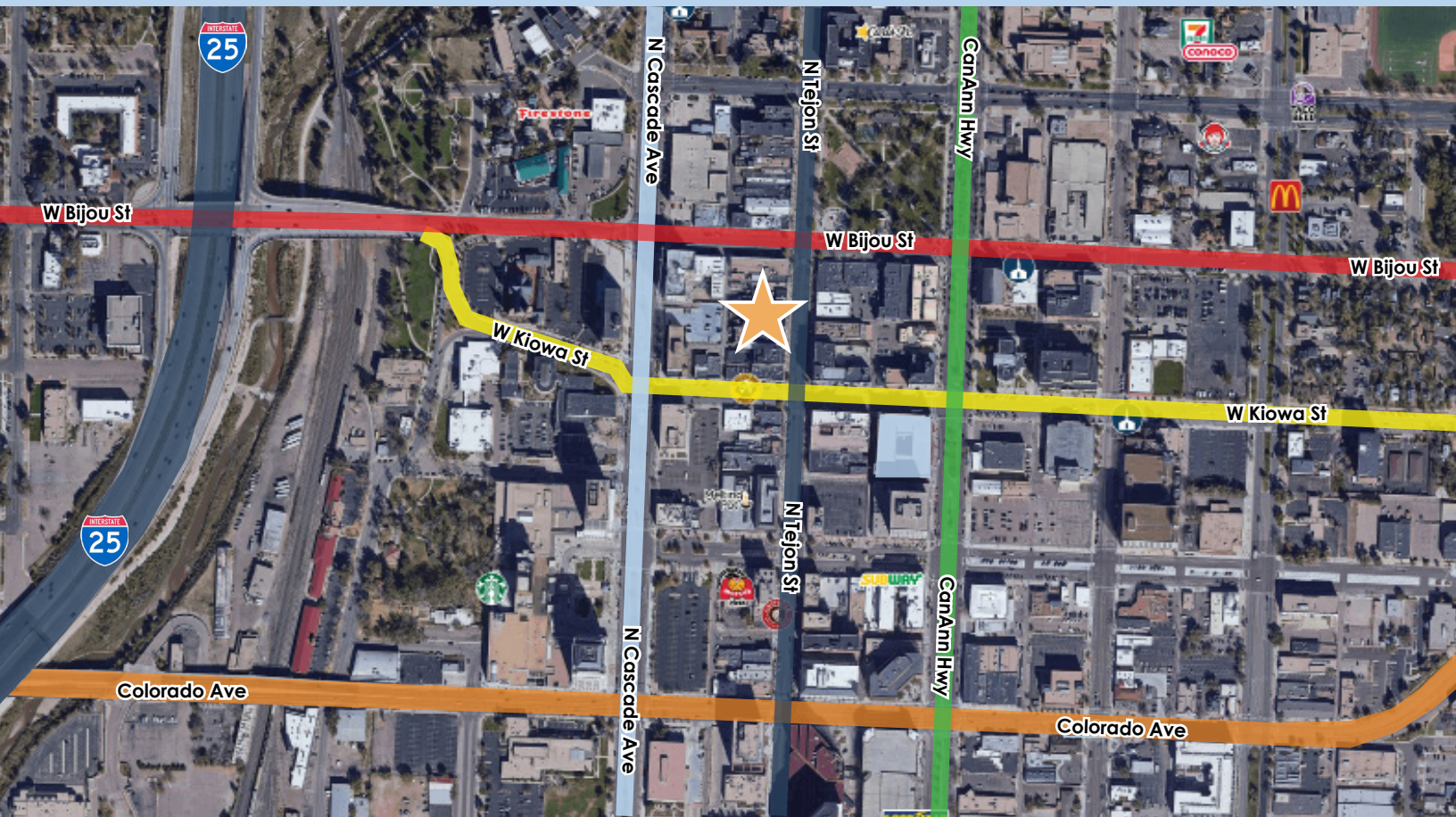
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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2030 Projection	12,570	100,097	237,523
2025 Population	12,295	98,203	232,348
Growth 2025-2030	2.2%	1.9%	2.2%
Total Households	1,475	27,129	93,845
Median Age	36	40	38
HOUSEHOLD INCOME			
2025 Average	\$71,800	\$85,200	\$89,900
Median Home Value	\$313,111	\$294,689	\$283,425
Median Year Built	1947	1961	1972

