

# Downtown Gateway Assemblage For Sale

14,250 SF MIXED-USE DEVELOPMENT SITE WITH IN-PLACE INCOME

2 & 8-14 E BIJOU STREET | COLORADO SPRINGS, CO 80903



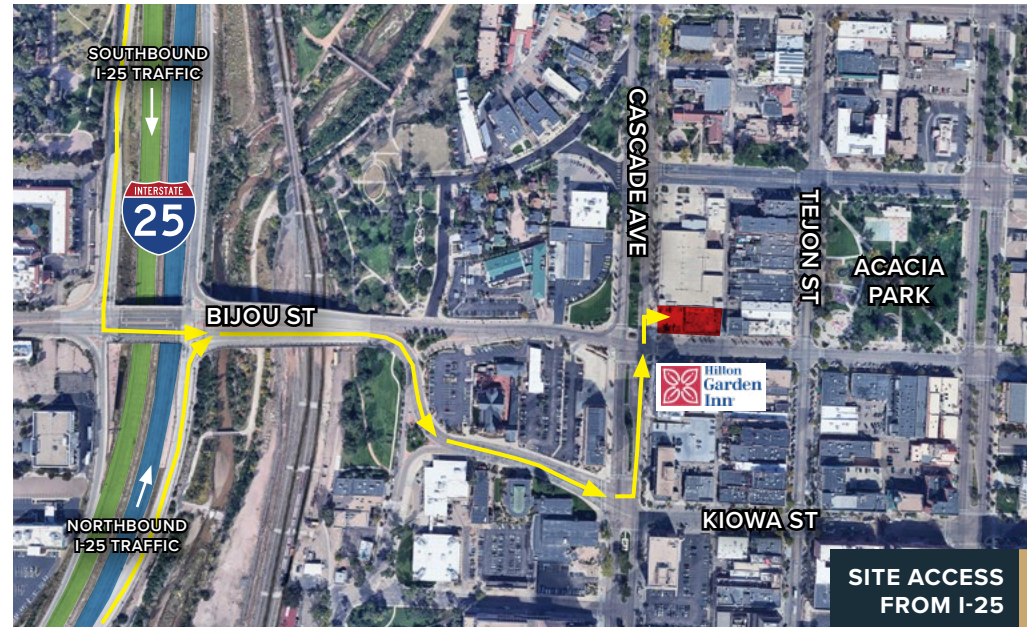
**2 & 8-14 E BIJOU STREET** is a rare gateway opportunity at the I-25 entrance to Downtown Colorado Springs. This 14,250 SF two-parcel corner assemblage sits at Cascade Avenue and Bijou Street, steps from Tejon Street’s dining, retail and entertainment corridor, Acacia Park, and a thriving certified Creative District.

The 7,640 SF multi-tenant retail building at 8-14 E Bijou St provides in-place income while the adjacent parking lot at 2 E Bijou St offers immediate development potential, giving investors the flexibility to build, hold, or both. FBZ-COR zoning allows **mixed-use development**. [Click here to find out more about Form Based Zoning code.](#)

Its location within both an **Opportunity Zone** (incentive expiring October 2026) and **Enterprise Zone** provides a compelling tax incentive stack rarely found on a site of this visibility and scale.

**PROPERTY INFORMATION:**

- **Sale Price:** \$2,707,500 (\$190 PSF)
- **Total Site Size:** 14,250 SF (2 parcels)
- **2 E Bijou Street (Parking Lot):** 5,625 SF
- **8-14 E Bijou Street:** 7,640 SF Retail Building on 8,625 SF Lot
- **Zoning:** FBZ-COR (Form Based Zone - Corridor)
- **Current Income:** ~\$100,000 / yr
- **Easy access** to and from I-25 with great visibility
- **Great identity** at the corner of a very busy intersection, near the entrance to Downtown.
- **Opportunity Zone:** Special tax incentives to draw long-term investment to the community by providing deferred capital gains taxes or tax breaks to incentivize capital investment in Opportunity Funds. *(Incentive expiring October 2026)*
- **Enterprise Zone:** Businesses are eligible for state income tax credits and sales and use tax exemptions for specific business investments.
- Located in between Hilton Garden Inn & city parking garage





**SITE INFORMATION**

2 E Bijou Street

Tax Schedule No.: 6418207025

Lot Size: 5,625 SF

8-14 E Bijou Street

Tax Schedule No.: 6418207026

Lot Size: 8,625 SF

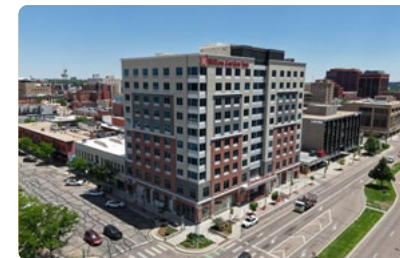


### Downtown Residential, Restaurants, Hotels & Attractions

Downtown Colorado Springs supports one of the most active development pipelines in the region, with 3,000+ residential units completed, 51 under construction, and 1,500+ announced — reflecting sustained developer confidence and a rapidly growing base of downtown residents.

The surrounding hospitality and entertainment ecosystem is equally robust, with 1,139 hotel rooms across eight properties and a dining scene recognized as the most diverse in Southern Colorado. Key demand drivers including the U.S. Olympic & Paralympic Museum, Weidner Field (8,000-seat stadium), Ed Robson Arena, and Colorado College generate consistent foot traffic and consumer spending year-round.

### Multi-Family Residential Pipeline



Hilton Garden Inn



SpringHill Suites & Element Hotel



Weidner Field



U.S. Olympic & Paralympic Museum

Downtown Colorado Springs offers exceptional development fundamentals including 15.5 million annual visitors, record retail and restaurant sales topping half a billion dollars, 6.7x more sales tax revenue per acre than the citywide average, 37 new businesses opened in 2025, and the highest concentration of independent restaurants in Southern Colorado. All of this set against a backdrop of world-class outdoor amenities, representing a downtown submarket with demonstrated performance and sustained growth trajectory.

**~21K**  
DOWNTOWN EMPLOYEES

**15.5M+**  
ANNUAL VISITS

**\$95K**  
MEDIAN PROF. WAGE

**786**  
ARTS & EVENTS/YR

**\$2.6B+** | In recent downtown investment — including Weidner Field, Ed Robson Arena, U.S. Olympic & Paralympic Museum, Catalyst Campus, SpringHill Suites & Element Hotel, Palmer High School's \$117M renovation, and 3,000+ new residential units.

COLORADO SPRINGS RANKINGS

- TOP 5** Most Desirable Cities — 5 of Last 6 Years  
*U.S. News & World Report*
- NO. 1** Hottest Housing Market  
*Realtor.com, 2025*
- NO. 2** Most Desirable Midsize City  
*Clever Real Estate, 2025*
- NO. 3** Most Up-and-Coming for Tech Talent, N. America  
*CBRE, 2025*
- NO. 5** Best Cities for Veterans to Live  
*WalletHub, 2025*
- NO. 12** Most Educated Cities in America  
*WalletHub, 2025*
- NO. 15** Fastest Growing US Metros for Jobs & Talent  
*LinkedIn, 2025*
- NO. 18** Best-Performing Large City  
*Milken Institute, 2026*

NOTABLE DOWNTOWN HEADQUARTERS

- Acorn Petroleum**  
Energy
- BlueStaq**  
Aerospace
- DPR Construction**  
Construction (formerly GE Johnson)
- Next PR**  
Public Relations
- US Olympic & Paralympic Committee**  
Sports
- Altia**  
Software
- Colorado College**  
Education
- The Gazette**  
Media

TOP DOWNTOWN INDUSTRIES — BY NUMBER OF ESTABLISHMENTS

| Industry                                    | Establishments | Share |
|---|----------------|-------|
| Professional, scientific, technical & legal | 412            | 23.2% |
| Other (excl. public administration)         | 218            | 12.3% |
| Finance and insurance                       | 165            | 9.3%  |
| Accommodation and food service              | 138            | 7.8%  |
| Retail trade                                | 132            | 7.4%  |
| Health care and social assistance           | 119            | 6.7%  |
| Real estate                                 | 113            | 6.4%  |
| Construction                                | 87             | 4.9%  |
| Public Administration                       | 83             | 4.7%  |
| Administrative/support/waste mgt            | 52             | 2.9%  |

MULTIFAMILY RESIDENTIAL PIPELINE

**3,000+** Completed

**51** Under Construction

**1,500+** Announced

Source: State of Downtown Colorado Springs, 2026 Economic Snapshots & Performance Indicators, Downtown Partnership

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The fundamentals are in place. The location is irreplaceable.  
We invite qualified investors to explore this opportunity further.

**PROPERTY PRESENTED BY:**

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