

DOWNTOWN SUBMARKET RETAIL FOR LEASE

\$14.00/SF NNN

1007 S TEJON ST.

COLORADO SPRINGS · CO



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navpoint

PROPERTY OVERVIEW

PROPERTY ADDRESS 1007 S Tejon St, Colorado Springs, CO 80903

BASE RATE \$14.00/SF

NNN \$4.60/SF

YEAR BUILT 1963

BUILDING SIZE 8,131 SF

SPACE SF 2,515 SF

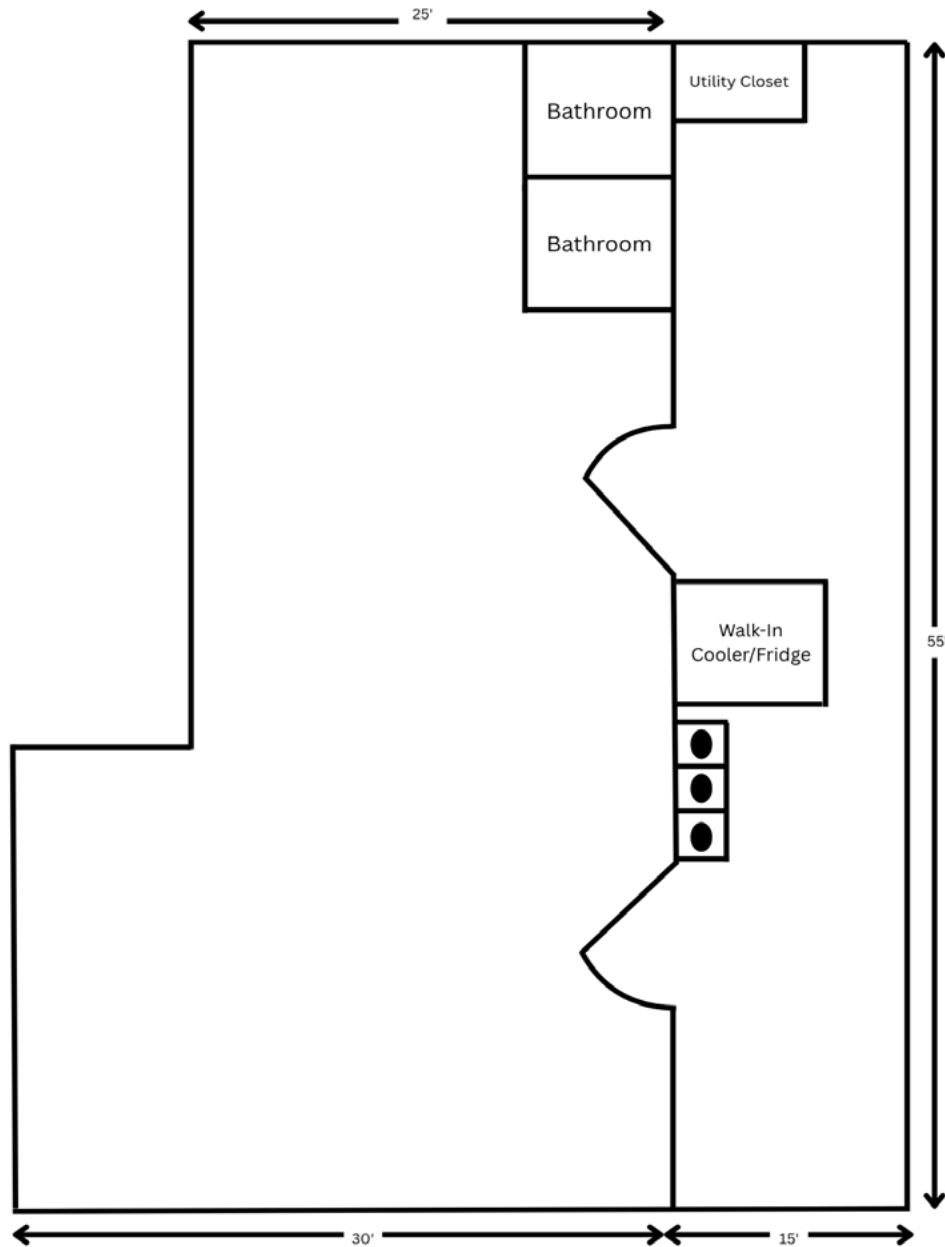
ZONING FBZ-T1

FLOORS 1

- End-cap unit with excellent natural light and visibility
- Existing kitchen infrastructure and restaurant layout
- Just minutes from downtown Colorado Springs
- Surrounded by new residential development and a growing commercial mix



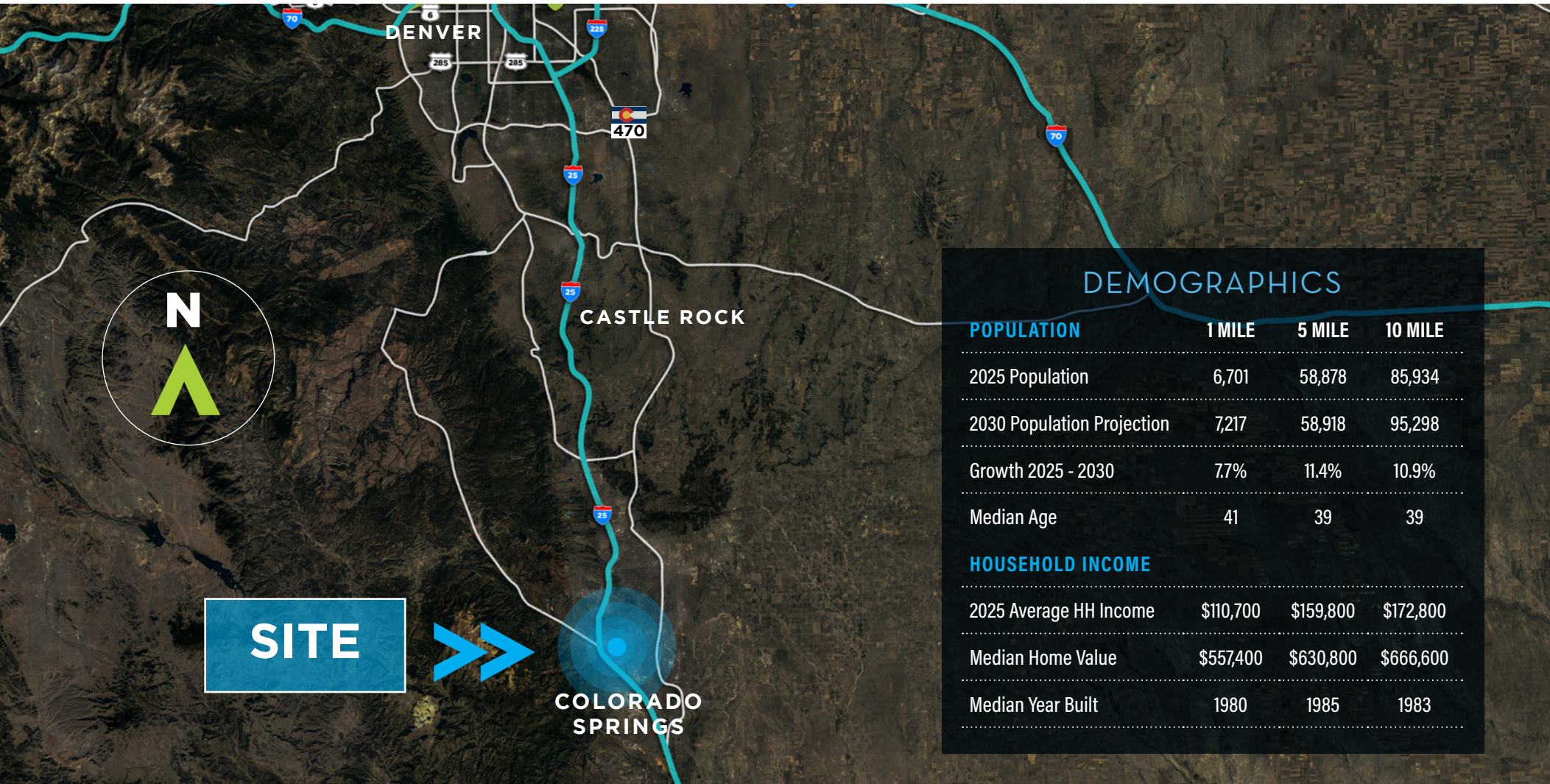
FLOOR PLAN



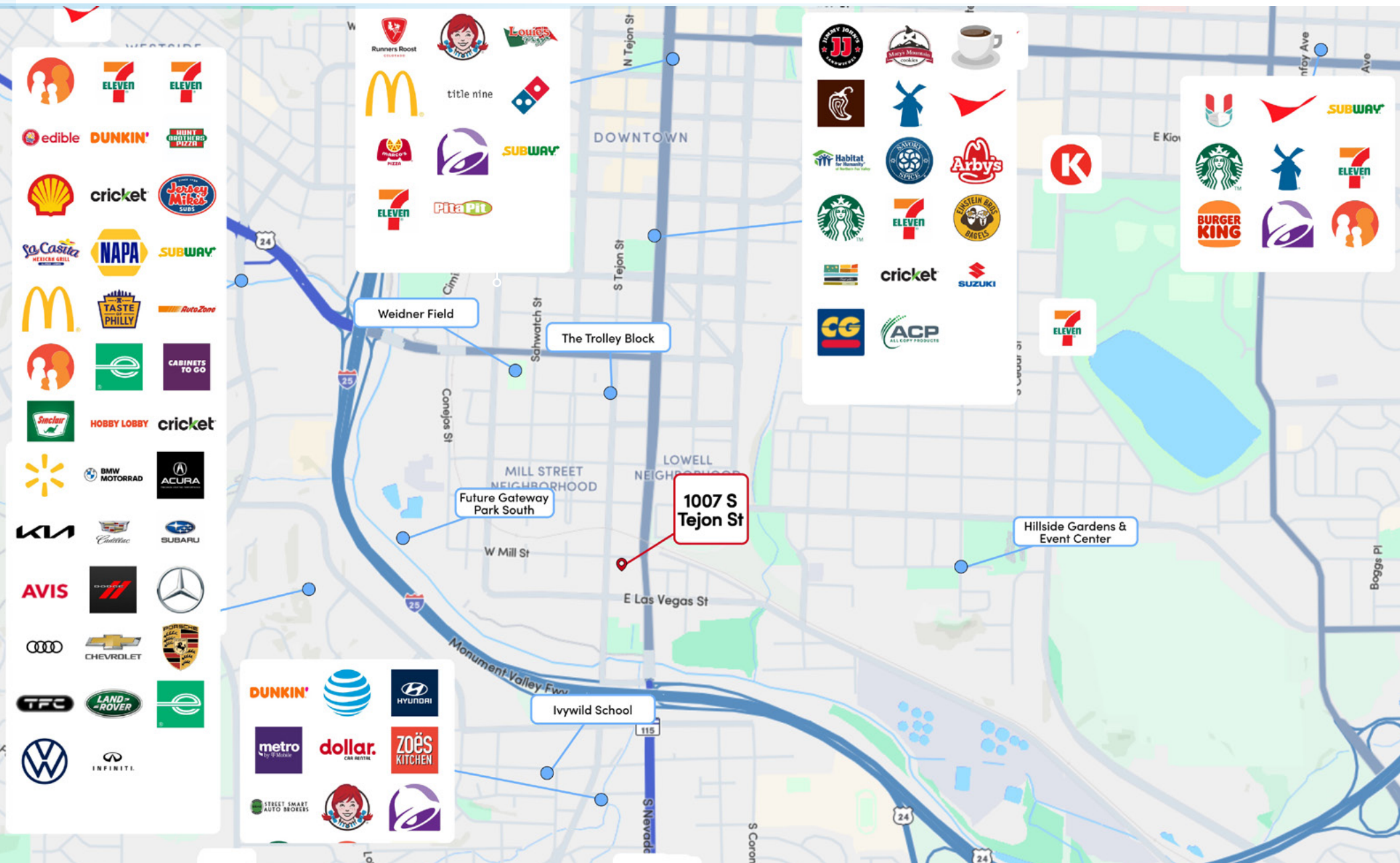
LOCATION OVERVIEW

Located at 1007 S Tejon Street, this 2,515 SF second-generation restaurant space offers an exceptional opportunity for an operator to plug directly into one of Colorado Springs' most vibrant and evolving corridors. Situated just south of the downtown core, this easy-access space benefits from strong traffic counts, close proximity to established neighborhoods like Ivywild and Stratton Meadows, and a growing base of residents and professionals.

The space already has some existing restaurant infrastructure, including a bar top, open dining area, walk-in cooler, ample sinks, and a grease trap. Large street-facing windows enhance visibility along busy Tejon Street, making it ideal for a fast-casual concept, coffeehouse, brunch spot, or chef-driven eatery.



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