

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
- Just minutes from downtown Colorado Springs
- Surrounded by new residential development and a growing commercial mix



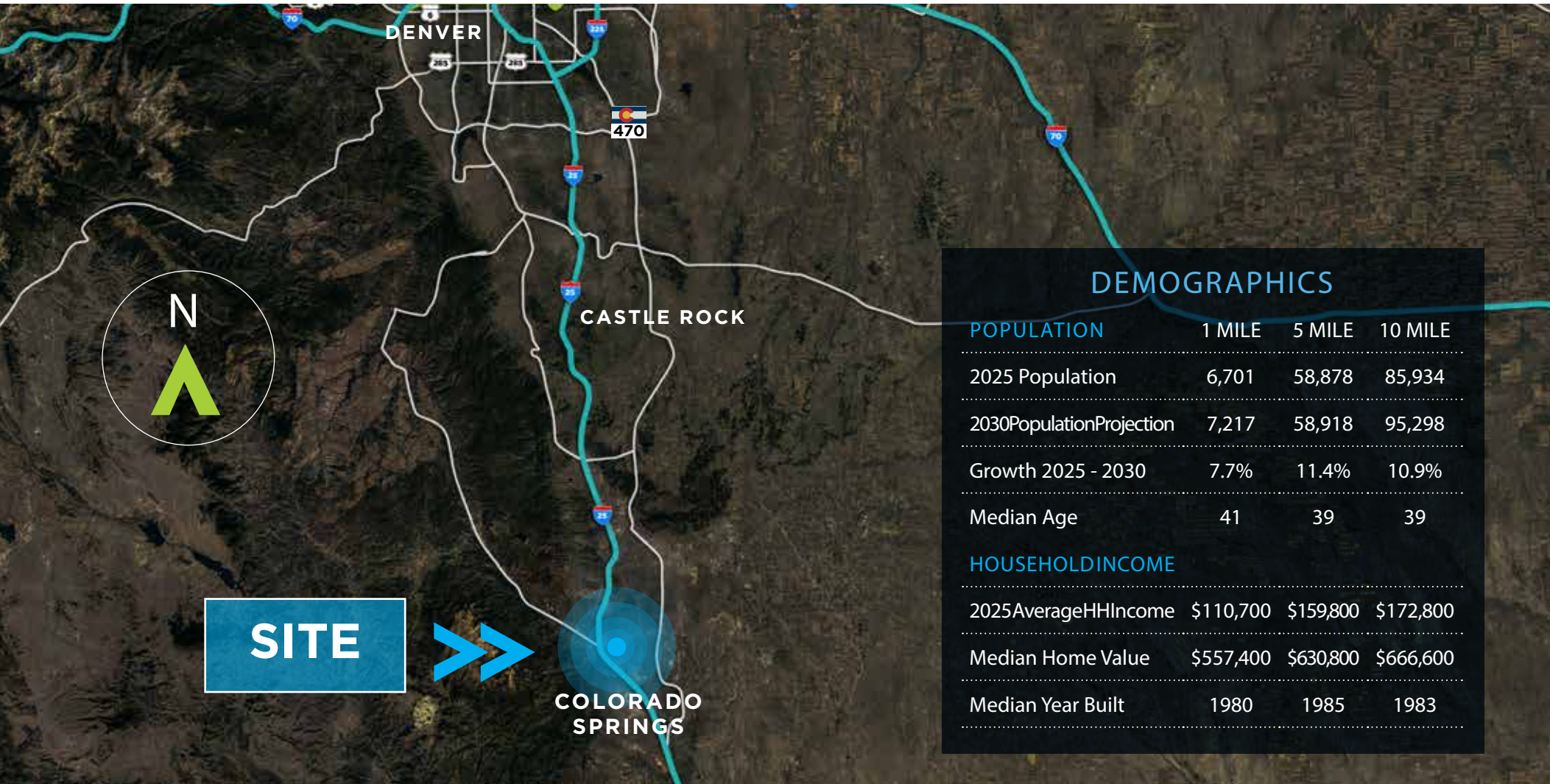
INTERIOR PHOTOS



LOCATION OVERVIEW

Located at 1007 S Tejon Street, this 2,515 SF former restaurant space offers an exceptional opportunity for an operator to start a retail business in one of Colorado Springs' quickly 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.

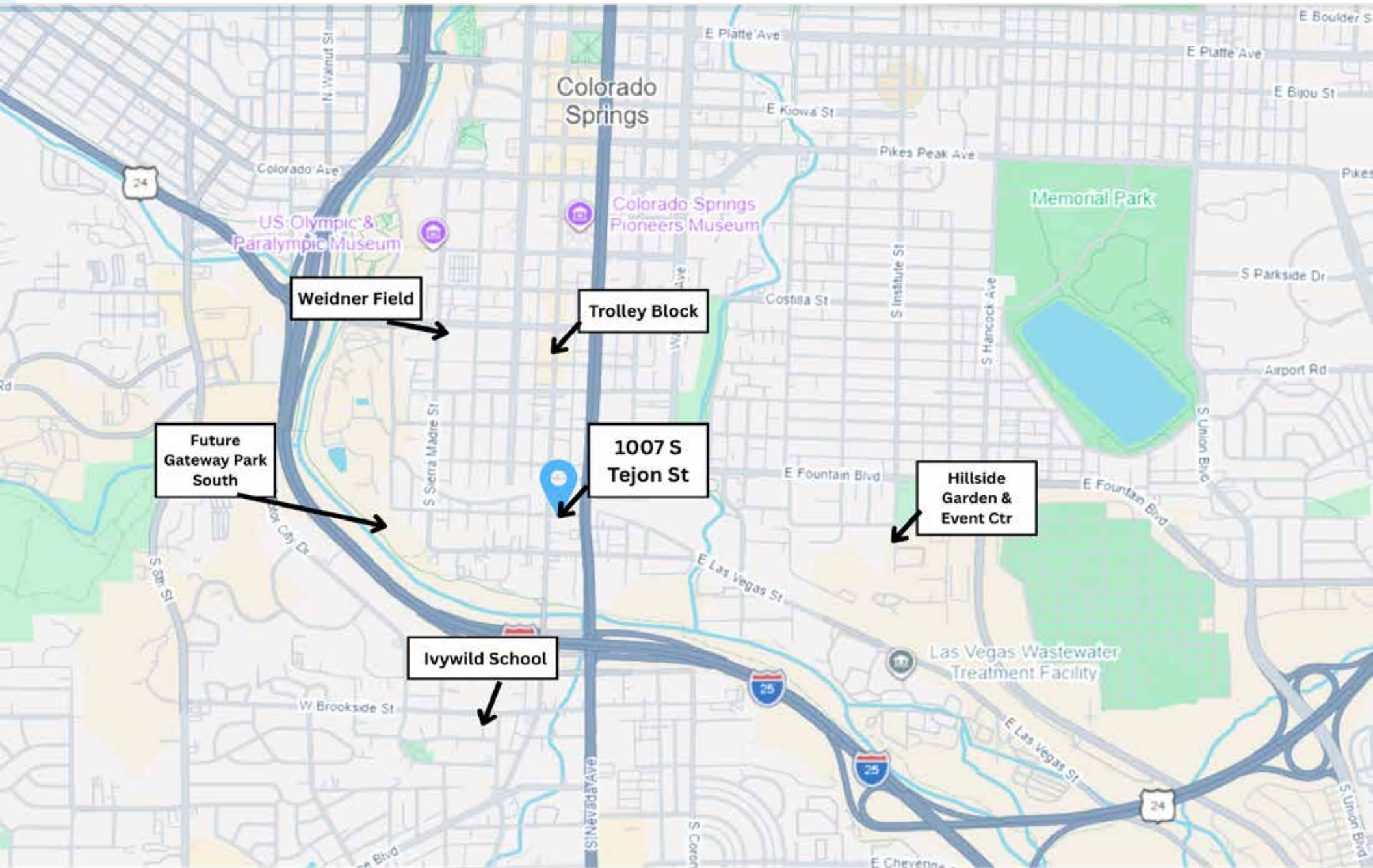
Large street-facing windows enhance visibility along busy Tejon Street, making it ideal for a fast-casual concept, coffeehouse, brunch spot, or chef-driven eatery.



DEMOGRAPHICS

POPULATION	1 MILE	5 MILE	10 MILE
2025 Population	6,701	58,878	85,934
2030 Population Projection	7,217	58,918	95,298
Growth 2025 - 2030	7.7%	11.4%	10.9%
Median Age	41	39	39
HOUSEHOLD INCOME			
2025 Average HH Income	\$110,700	\$159,800	\$172,800
Median Home Value	\$557,400	\$630,800	\$666,600
Median Year Built	1980	1985	1983

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