



SALE

High-Visibility 2nd Gen Restaurant Space NE Colorado Springs

7133 N ACADEMY BLVD

Colorado Springs, CO 80920

PRESENTED BY:

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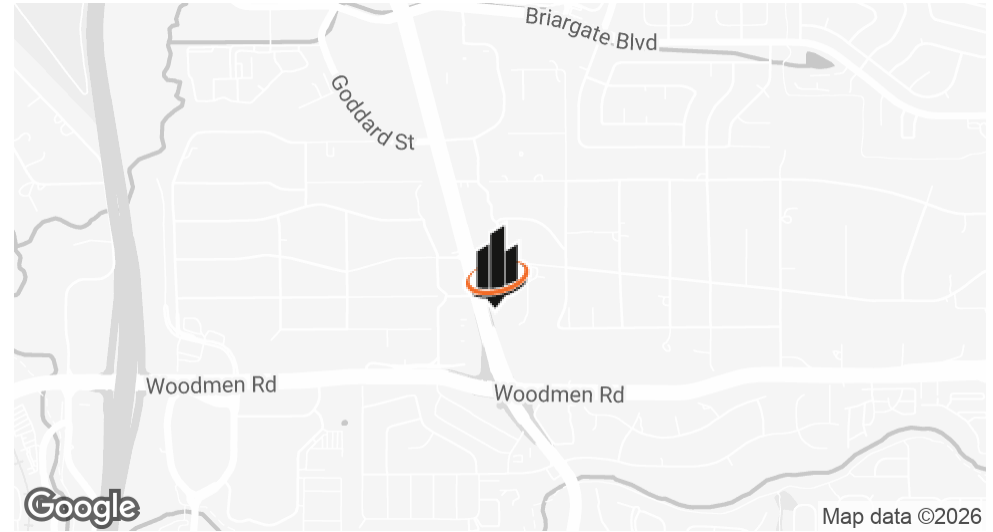
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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Rare freestanding 6,983 SF building on a one-acre site
- Strong 2nd gen restaurant bones — established layout in place
- 58-space surface lot — 8.3/1,000 SF parking ratio
- 130,000+ VPD at one of Colorado Springs' busiest intersections
- Dense national co-tenancy — Whole Foods, Sam's Club, Home Depot
- 80,500+ residents, 32,200+ households within a 3-mile radius
- \$120K average household income — high-spending trade area
- Delivered vacant — no existing lease to inherit

PROPERTY DESCRIPTION

Positioned at the corner of N. Academy Boulevard and E. Woodmen Road, 7133 N. Academy represents a rare chance to acquire a freestanding single-tenant building at one of northeast Colorado Springs' most established and highest-trafficked retail intersections. The 6,983 SF building delivers strong structural bones and an established restaurant layout — delivered vacant and ready for a new owner to execute their vision — within a trade area drawing from Briargate and Pine Creek, with \$120K average household income and a dense national retail co-tenancy driving consistent corridor traffic year-round.

OFFERING SUMMARY

SALE PRICE:	Subject to Offer
LOT SIZE:	47,448 SF

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ADDITIONAL PHOTOS



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INTERIOR



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KITCHEN



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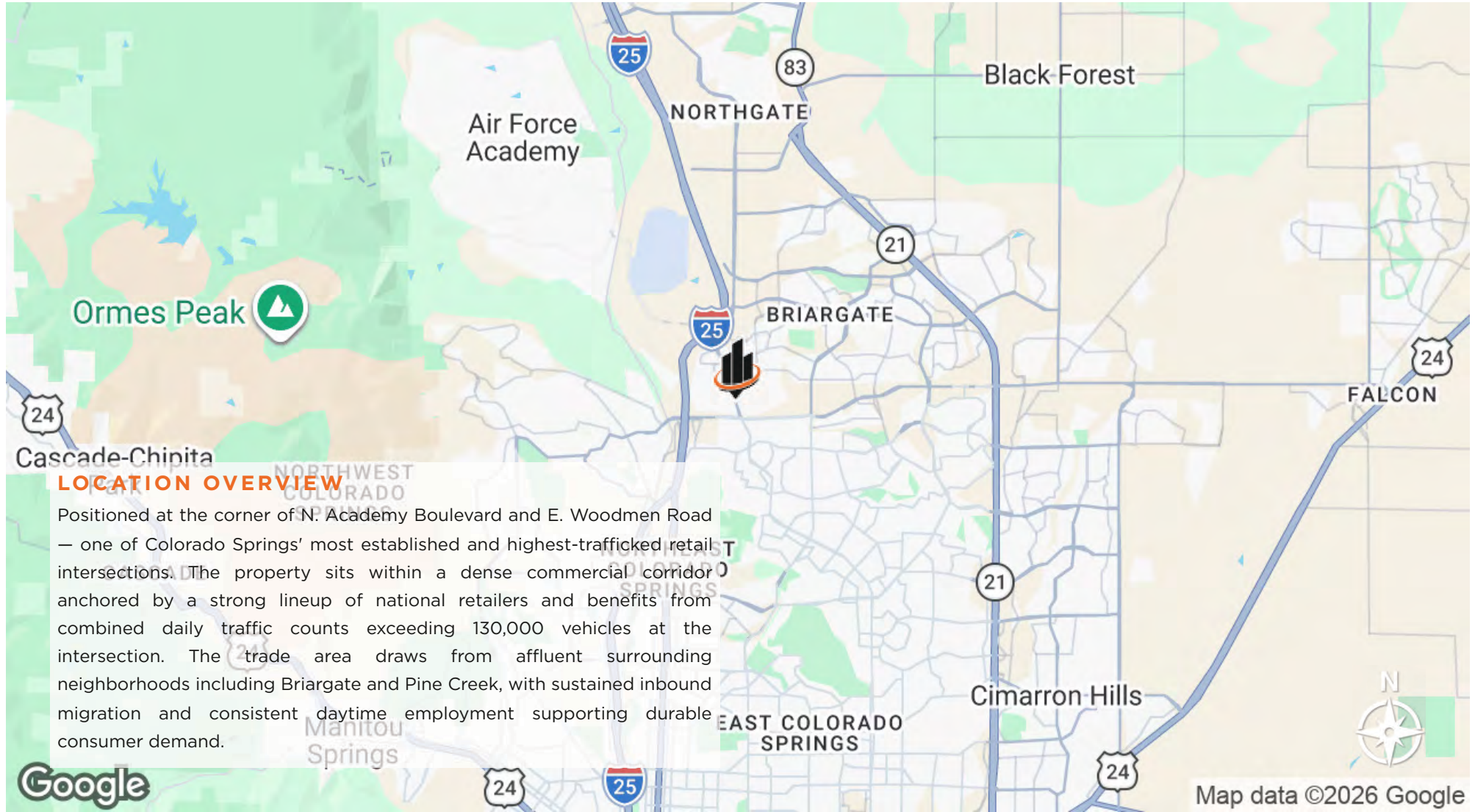
EXTERIOR



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LOCATION MAP



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Briargate Rd

PET SMART
ROSS
 DRESS FOR LESS
Michael's
SUBWAY
urbanAir
 ADVENTURE PARK
Applebee's

WHOLE FOODS MARKET **BEST BUY** **BARNES & NOBLE** **Office DEPOT** **DSW**
DISCOUNT SHOE WAREHOUSE
NORDSTROM **RACK** **CHASE** **PEPBOYS** **OLD NAVY**

MODERN market **FIVE GUYS** **NATURAL GROCERS**
BURGERS and FRIES good & clean
noodles company **Burnt TOAST** **ofc**
breakfast & lunch

HARBOR FREIGHT **LA Z BOY** **arc**
Quality Tools at Remarkably Low Prices THRIFT STORES
Huntington **BLUFFALO WILD WINGS**
Sandwiches GRILL & BAR
FIREHOUSE SUBS **Cane's** **Snooze**
FOUNDED BY FIREMEN CHICKEN FINGERES AN AM. BAKERY

7133 N ACADEMY

Sams CLUB **Marshalls** **SKY ZONE**
TRAMPOLINE PARK
Jersey Mike's **five BELOW** **Jamba Juice**
SUBS BAGELS

THE HOME DEPOT **KREI**

Woodmen Rd 44,162 AADT

KING Soopers **HOBBY LOBBY** **blitz45**
fitness

48,375 AADT



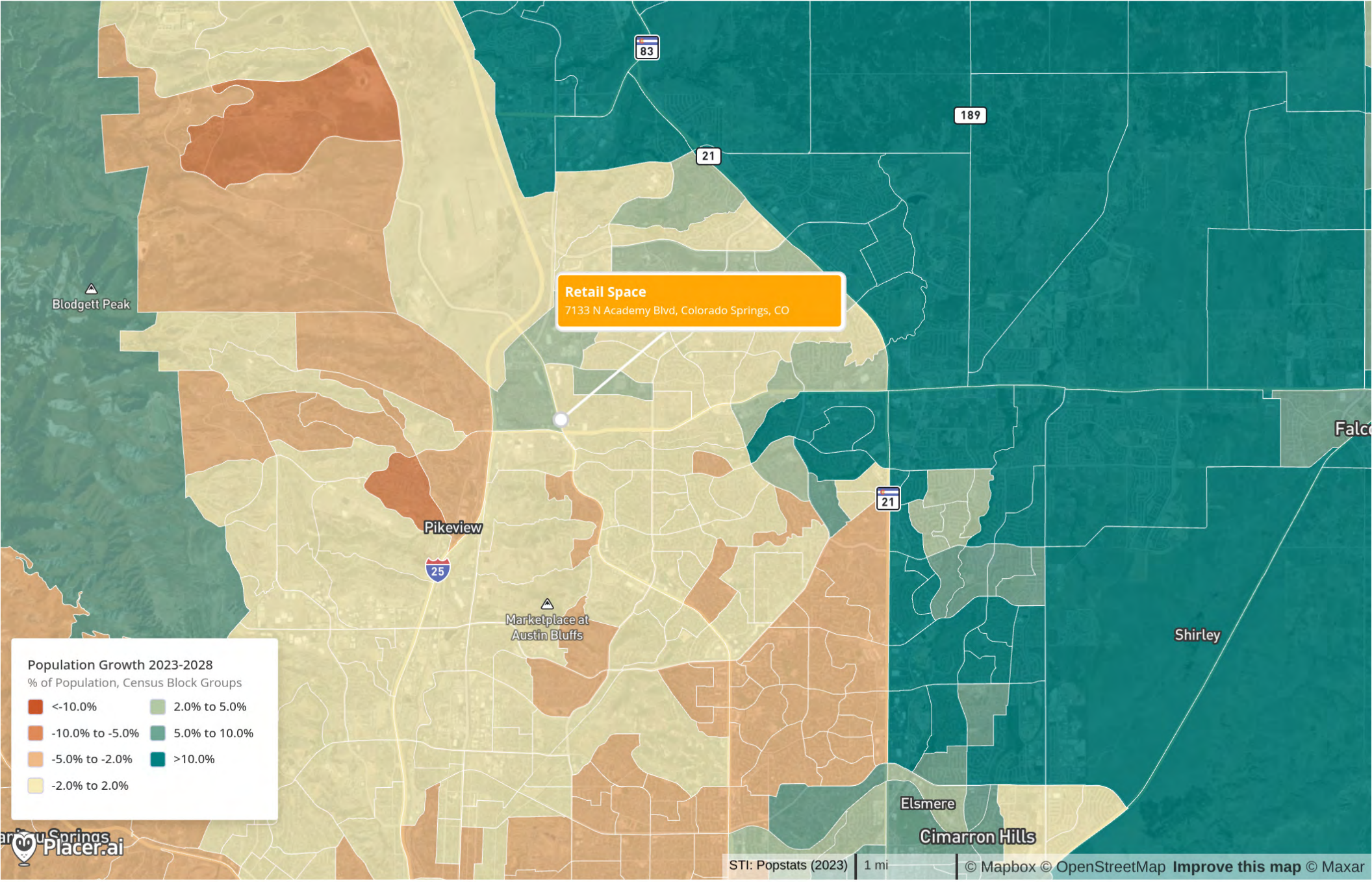
SPROUTS FARMERS MARKET **DISCOUNT TIRE**

Dublin Blvd



GREASE MONKEY **SHERWIN WILLIAMS** **DISCOUNT TIRE**
Oil Changes & More





STI: Popstats (2023) | 1 mi | © Mapbox © OpenStreetMap Improve this map © Maxar

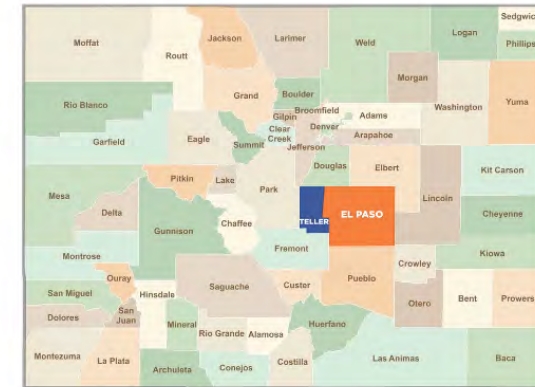


Colorado Springs Regional Overview



COLORADO SPRINGS METRO OVERVIEW (EL PASO + TELLER COUNTIES)

The Colorado Springs Metropolitan Statistical Area has a total population of about **777,634 residents** (July 1, 2024 estimate), reflecting about **0.65% annualized growth rate since 2020**.



PRIMARY INDUSTRY DRIVERS



**Aerospace
& Defense**



Cybersecurity



Healthcare



**Advanced
Manufacturing**

Real GDP totaled approximately **\$43.6B** in 2023, with nominal GDP around **\$53.1B**. Labor conditions remain healthy, with the metro unemployment rate at **3.6% (Nov 2025)**.

DEMOGRAPHICS



Household fundamentals are strong: median household income in the metro is approximately **\$89,792**, and **44.2%** of adults (25+) hold a bachelor's degree or higher, both of which support sustained consumer demand. Housing costs remain a key watch item; as of 2024, county-level median home values are **\$431,000 (El Paso)** and **\$445,000 (Teller)**.

Colorado Springs Regional Highlights

GROWTH DYNAMICS

Pikes Peak Region



The Pikes Peak Region (El Paso & Teller Counties) continues to be one of the most consistent long-term growth markets in the Mountain West. Regional growth has **remained resilient through multiple economic cycles**. This growth has been fueled by inbound migration from higher-cost Western and coastal markets, as well as organic household formation tied to expanding employment in defense, technology, healthcare, and advanced manufacturing.

Looking ahead, long-range regional planning forecasts project that the Pikes Peak Region will exceed **850,000 residents by 2030, 950,000 by 2040, and 1,020,000 by 2050**. This growth is also characterized by quality. The region attracts a highly educated, professionally employed population, with a concentration of stable, high-income employment tied to federal defense installations and regional healthcare systems. These characteristics support consistent consumer spending patterns and reduce volatility for necessity-based retail.

RANKINGS



#5 Best-Performing Large City

Milken Institute - 2025

→ Signals sustained job growth, wage growth, and economic momentum.



Top 10 Fastest-Growing Large Cities in the U.S.

U.S. Census Bureau / WalletHub (multiple years)

→ Directly supports retail absorption and tenant expansion.



Top 10 Best Large Cities for Business Climate

Business Facilities Magazine (2024)

→ Indicates pro-business policies and employer attraction.



Top 10 U.S. Metro for Net In-Migration

U-Haul Migration Report / Census (2022-2024)

→ Migration = rooftops = retail demand.



Top 10 Best Mid-Size Metro for Job Growth

Bureau of Labor Statistics via Axios / WSJ (2024)

→ Supports tenant sales growth and rent durability.



Top 10 Most Desirable Places to Live

U.S. News & World Report (2024)

→ Desirability = durable consumer demand even during slowdowns.

DEMOGRAPHICS MAP & REPORT

POPULATION

0.5 MILES 1 MILE 2 MILES

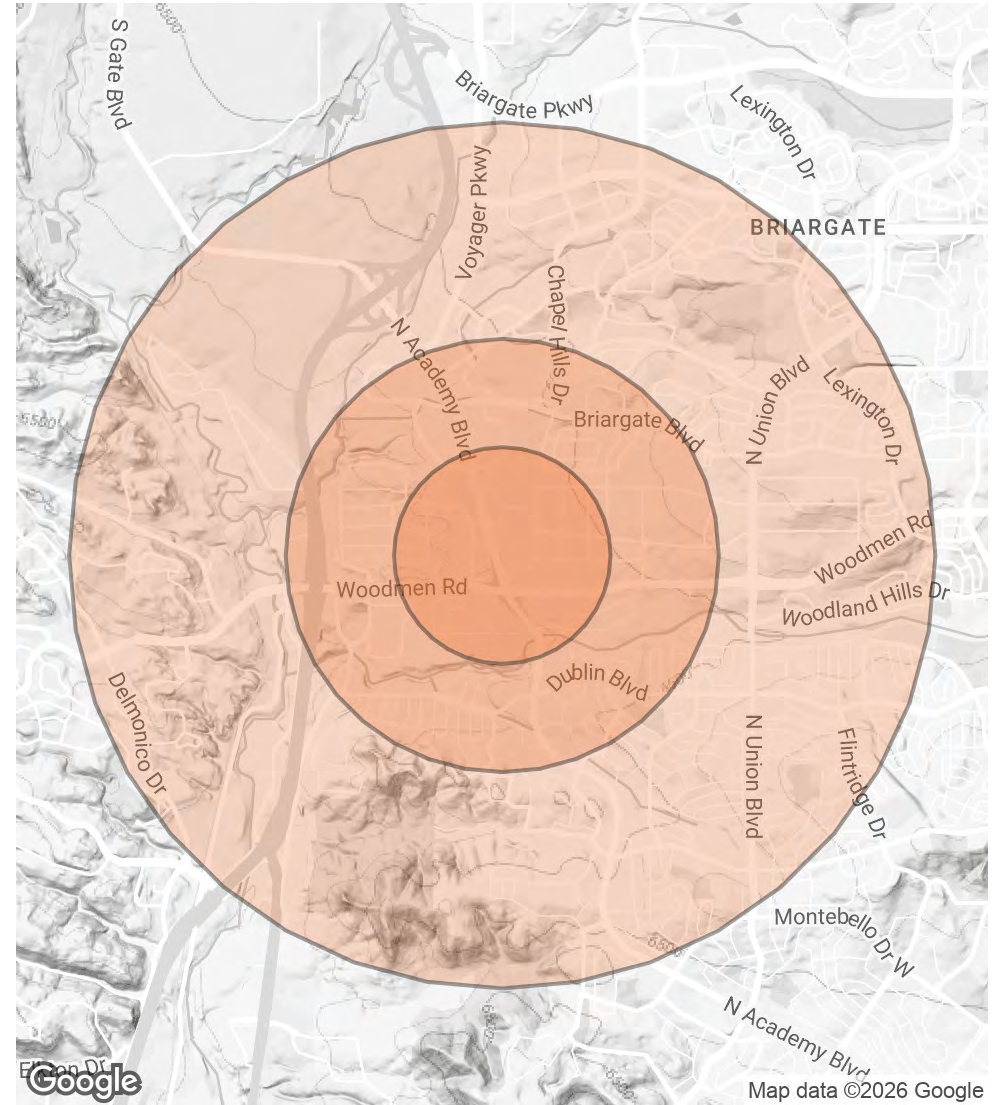
	0.5 MILES	1 MILE	2 MILES
TOTAL POPULATION	1,523	8,089	35,027
AVERAGE AGE	39.5	36.0	37.0
AVERAGE AGE (MALE)	40.9	36.2	35.4
AVERAGE AGE (FEMALE)	37.6	36.6	39.3

HOUSEHOLDS & INCOME

0.5 MILES 1 MILE 2 MILES

	0.5 MILES	1 MILE	2 MILES
TOTAL HOUSEHOLDS	699	3,555	15,204
# OF PERSONS PER HH	2.2	2.3	2.3
AVERAGE HH INCOME	\$91,663	\$94,730	\$104,186
AVERAGE HOUSE VALUE	\$549,615	\$463,833	\$431,494

2023 American Community Survey (ACS)



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