

COLORADO SPRINGS CENTRAL BUSINESS DISTRICT RETAIL CONDOMINIUM FOR SALE 104 N TEJON

FOUNTAIN
COLONY LLC
A Griffis/Blessing Affiliate



RETAIL CONDOMINIUM

*3,410 Sq. Ft. Main Level

*Finished Basement with Elevator Access

*Part of Condominium Building - Two Retail Units and Six Residential Units Above

*Buildout includes Prime Tejon Street Retail with Office/Storage in Rear

*Owner/User Opportunity

Year Built: 1900
Completely Renovated
2002

Zoning: FBZ-T1-CU

Square Feet: 3,410 Sq Ft
Main Level

SALE PRICE: \$1,275,000.00

Fountain Colony, LLC
106 W Pikes Peak
Colorado Springs, CO 80903
T. 719.389.1234
www.fountaincolony.com

Gary H. Feffer
Principal
(Direct) 719.389.1301
(Cell) 719.339.8314
gary@fountaincolony.com



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DOWNTOWN COMMERCIAL BUILDING FOR SALE 104 N TEJON



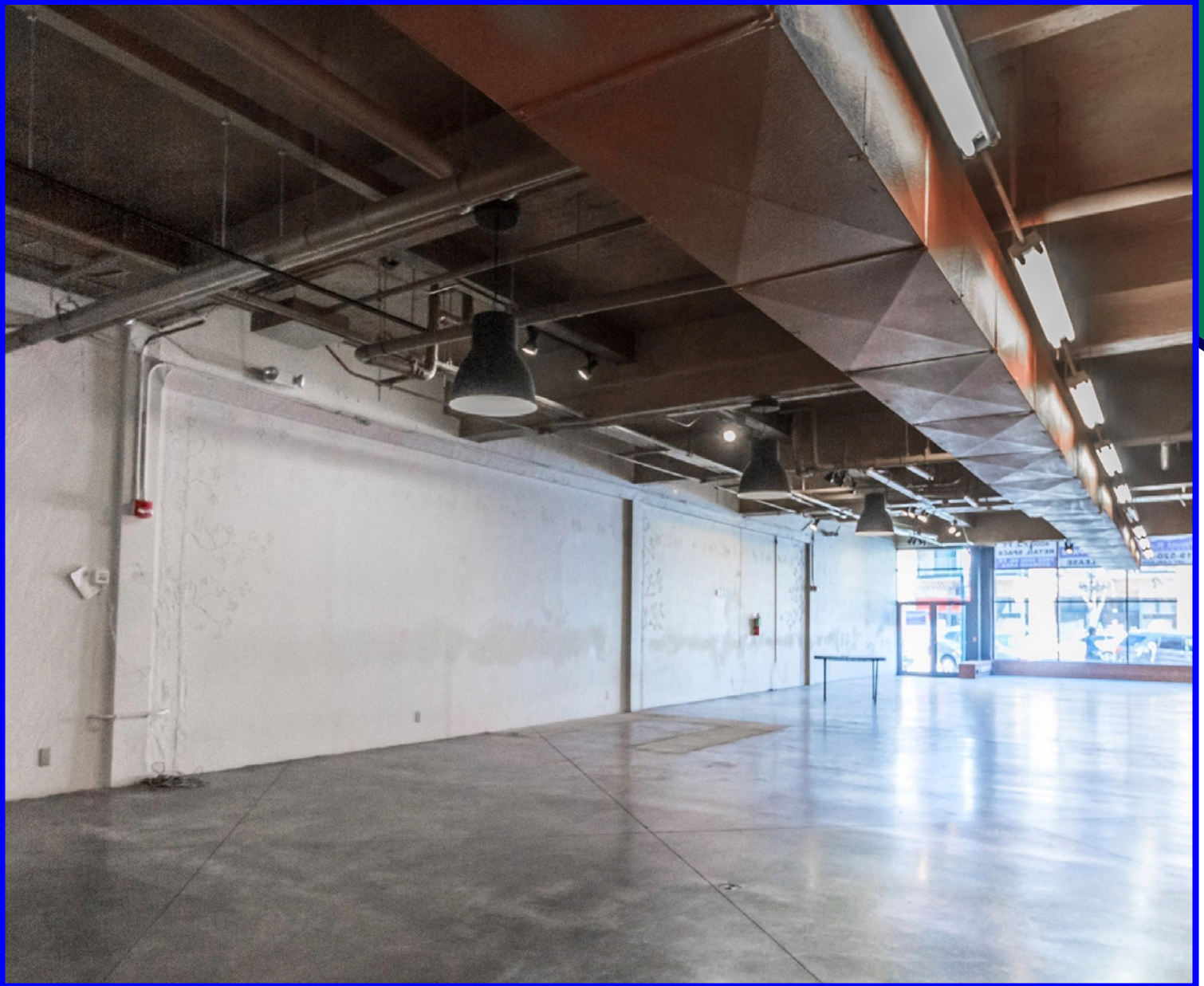
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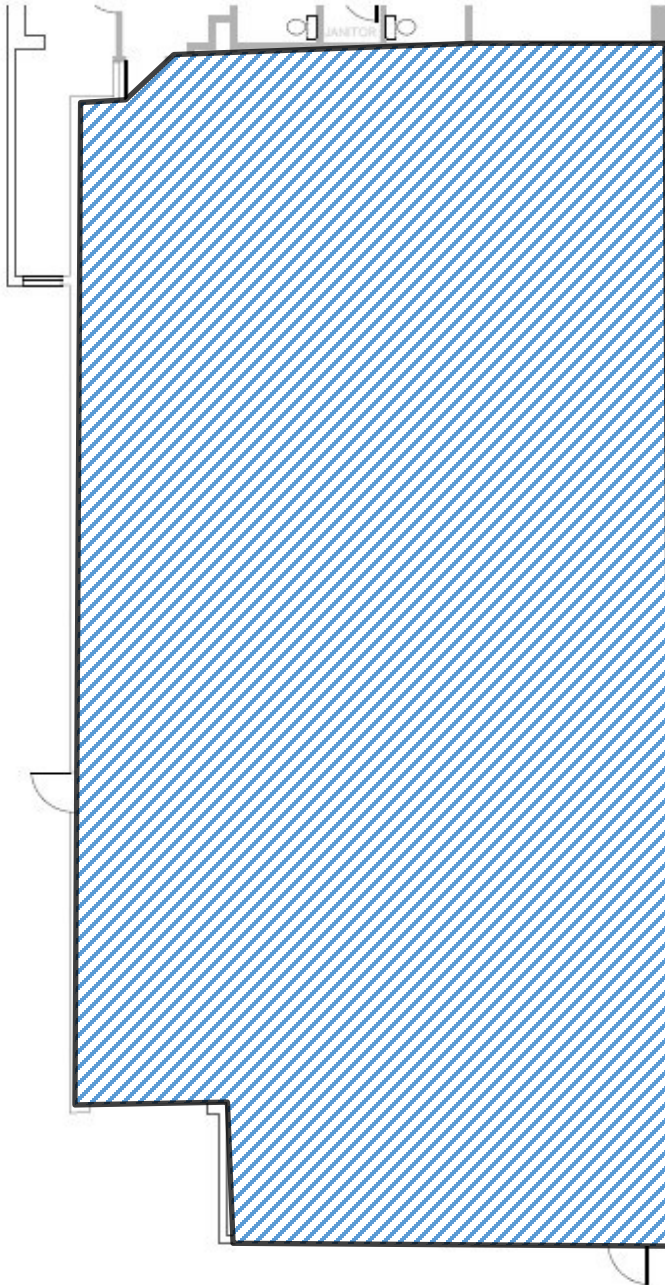


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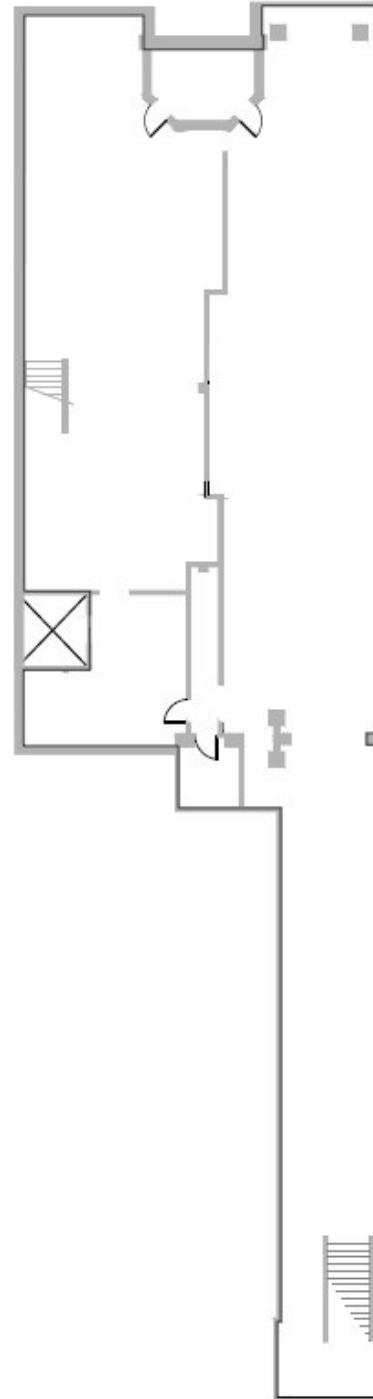
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EXISTING OFFICE SPACE
1,169 USF
02/01/23



EXISTING BASEMENT
5,555 USF
02/01/22

LUCCA
LOWER LEVEL
104 N. TEJON ST.
COLORADO SPRINGS, CO

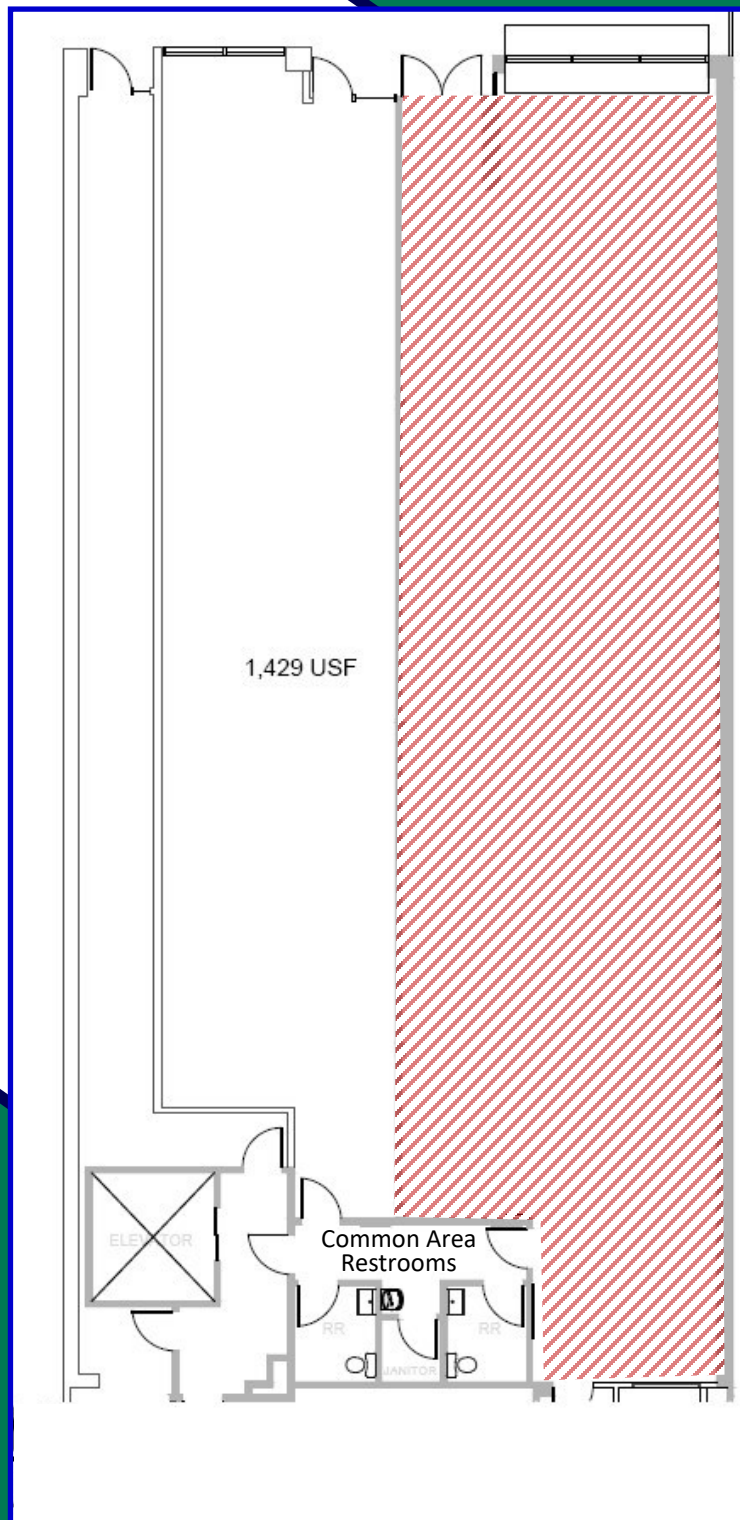
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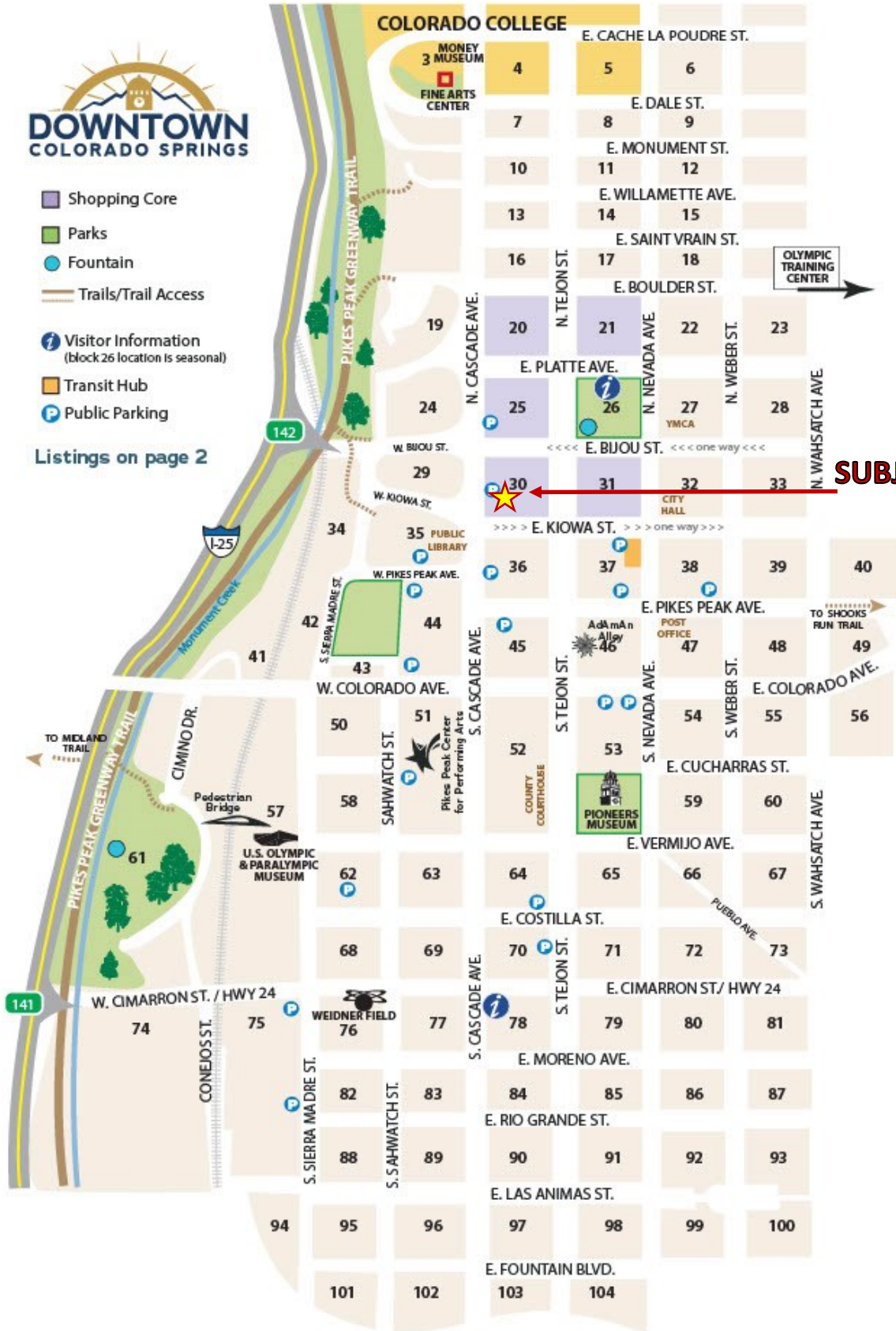
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DOWNTOWN COLORADO SPRINGS

-  Shopping Core
-  Parks
-  Fountain
-  Trails/Trail Access
-  Visitor Information
(block 26 location is seasonal)
-  Transit Hub
-  Public Parking

Listings on page 2



SUBJECT

SHOPPING

FASHION, SHOES, JEWELRY

Ashley's Attic.....	9
Bang Bang.....	31
Bargain Box Thrift Store.....	72
Brown's Shoe Fit Co.....	31
Colorado Co-Op.....	21
Coralun Vintage.....	21
Eclectic CO.....	25
Frayla Boutique.....	97
Good Eye.....	31
Halo Boutique.....	25
Inherent Clothier.....	31
In-Sight Optical.....	36
Jack Miller Jewelry Designs.....	31
The Jeweler Upstairs.....	37
Jstar Jewelry Designs.....	21
Knight Watch & Jewelry.....	31
Kurtz Custom Clothing.....	46
The Men's Xchange.....	17
Mountain Standard Goods.....	31
My Colorado Store.....	30
Redoux.....	31
Resu.....	31
Rutledge's.....	30
Sweetest Secret Boutique.....	31
Terra Verde.....	25
Title Nine.....	25

SPECIALTY and GIFTS

A Little Alchemy.....	10
Art Bank & Oriental Rugs.....	10
Carriage House Designs.....	9
Cronk Art & Curiosities.....	30
Cycle Gear.....	79
Downtown Fine Spirits and Wines.....	56
Eclectic CO.....	25
Escape Velocity Comics.....	30
Everest Tibet Imports.....	30
The Hive.....	25
Home Lighting.....	21
Hooked On Books.....	25
Hunt + Gather.....	25
KAE Design.....	66
Ladyfingers Letterpress.....	31
Lay Furs.....	21
Little Richard's Toys.....	20
Living Room Plants.....	84
Meeker Music.....	10
Meininger Art Supply.....	97
Mountain Chalet.....	38
Mountainside Skateshop.....	78
My Colorado Store.....	30
Novis Mortem Collective.....	25
Old Town Bike Shop.....	70
Old West Cigars.....	47
Old West Homebrew Supply.....	47
Orly's Gallery of Art.....	90
Piano Warehouse.....	41
Pikes Peak Lemonade.....	25
Poor Richard's Bookstore.....	20
Rocky Mountain Soap Market.....	25
Runner's Roost.....	31
Savory Spice Shop.....	30
The Shoppe, home to Idyll Manor, Kamp Goods and Local Honey Co.....	68
Sparrow Hawk Cookware.....	30
Springs in Bloom Florist.....	48

Weber Street Liquor.....	9
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DINING

RESTAURANTS

Antlers Grille.....	44
Atomic Cowboy.....	78
Avenue 19 Food Hall.....	37
Awai Sushi.....	46
Azaca Mexican Grill.....	25
Azteca Urbano.....	30
Bambino's Urban Pizzeria.....	25
Bento Heaven.....	31
Bingo Burger.....	30
Bird Tree Café.....	25
The Block Bar & Grill.....	65
Bonny & Read.....	31
Borriello Brothers Pizza.....	27
Brakeman's Burgers.....	42
Burnt Toast.....	31
The Carter Payne.....	66
Chiba Bar.....	36
Chile Colorado.....	64
China Town Restaurant.....	65
Chipotle Mexican Grill.....	46
CO.A.T.I. Food Hall.....	78
Colorado Craft.....	46
Crooked Cue.....	30
Dainty's Jamaican Kitchen.....	23
Dale Street Bistro.....	8
Denver Biscuit Co.....	78
Dos Dos.....	31
Dos Santos.....	78
Duca's Neapolitan Pizza (inside Antlers Hotel).....	44
East Coast Deli.....	45
Einstein Bros Bagels.....	36
Eleven18.....	48
Ephemera.....	78
Everest Nepal Restaurant.....	25
The Exchange on Tejon.....	78
The Famous Steak House.....	37
Fat Sully's Pizza.....	78
Flame.....	57
Four by Brother Luck.....	21
Fujiyama.....	45
Gaia Masala & Burger.....	45
Garden of the Gods Market & Café.....	84
Green Line Grill.....	73
Hafa Adai Fiesta Food.....	46
Haole Hawaiian Grindz.....	30
Homa at Kinship Landing.....	72
Illegal Pete's.....	45
Inerfable by Fernando.....	37
Jack Quinn's Irish Pub.....	46
Jax Fish House & Oyster Bar.....	46
Jimmy John's.....	45
Jose Muldoon's.....	25
King's Cher Diner.....	31, 65
Kochi Boba.....	25
La Baguette.....	46
Louie's Pizza.....	21
Lumen8.....	70
MacKenzie's Chop House.....	52
Mediterranean Café.....	31
The Melting Pot.....	36
Munchies.....	30
Odyssey Gastropub.....	21
Ola Juice Bar.....	36
Opus Creative Kitchen.....	47
Oskar Blues.....	30

P74 The Downtown Panino's.....	10
Phantom Canyon.....	36
Poor Richard's Restaurant.....	20
Provision Bread & Bakery.....	48
The Rabbit Hole.....	31
Rasta Pasta.....	17
Red Gravy.....	46
Rico's Café & Wine Bar.....	20
Roots Café.....	48
Saigon Café.....	45
Salad or Bust.....	25
Salsa Latina.....	84
Shuga's.....	89
Skirted Heifer.....	25
Sportivo Primo.....	44
Streetcar 520.....	78
Stir Coffee & Cocktails.....	31
Susanna's Comfort Cuisine.....	11
Sushi Row.....	20
T-Birds Tacos & Tequila.....	25
TILL.....	84
Toastique.....	70
Tony's Bar & Grill.....	20
Urban Egg.....	45
The Warehouse Restaurant.....	77
The UTE.....	38
Wild Goose Meeting House.....	17
White Pie Pizzeria.....	65
Wobly Olive.....	21
Yoo Mae.....	36
Zócalo.....	70

COFFEE, ICE CREAM,

JUICE & SWEETS

Blk Mkg Coffee (inside The Mining Exchange).....	46
Cacao Chemistry.....	31
Candy Bar.....	30
Caribou Coffee.....	36
Cinchona Coffee.....	37
Coffee & Tea Zone.....	37
Dad's Donuts.....	84
Dutch Brothers Coffee.....	55
The Exchange on Tejon.....	78
Frozen Gold Ice Cream.....	78
Frutilandia 2.....	46
Humble Coffee.....	44
Josh & John's Ice Cream.....	21
Kochi Boba.....	25
Loyal Coffee.....	71
Mary's Mountain Cookies.....	46
Ohana Kava Bar.....	17
Ola Juice Bar.....	36
Pikes Peak Lemonade.....	25
Provision Bread & Bakery.....	48
Rico's Café & Wine Bar.....	20
Solar Roast Coffee.....	30
Stir Coffee & Cocktails.....	31
Story Coffee.....	26
Wheathy.....	31

BREWERIES, BARS &

NIGHTCLUBS

1350 Distilling.....	40
Allusion Speakeasy.....	21
The Archives (alley).....	46
Avenue 19 Food Hall.....	37
Bar-K.....	65
Bar Thirty Three.....	46
Bell Brothers Brewing.....	30

The Block.....	65
Blondie's.....	36
Bloom Ultra Lounge.....	30
Brass Brewing.....	48
Chiba Bar.....	36
Cork & Cask.....	78
Cowboys.....	37
Crooked Cue.....	30
District Eleven.....	25
Frisky's.....	56
Gasoline Alley.....	36
Golden Hour (inside The Mining Exchange).....	46
La Burla Bee.....	31
Local Relic at The Carter Payne.....	66
Lulu's Downtown.....	45
Mash Mechanix.....	49
The Manson.....	39
Nomads.....	72
Nova Nightclub.....	46
Piccadilly Bar (inside Antlers Hotel).....	44
Phantom Canyon.....	36
Red Martini.....	36
Rendezvous Lounge.....	30
Rico's Café & Wine Bar.....	20
Shame & Regret (alley).....	30
Shrunken Head Tiki.....	30
Sportivo Primo.....	44
Supernova.....	21
The 555.....	56
Tony's Bar & Grill.....	20
Trainwreck.....	94
Uprise Taproom.....	78
Vine & Wheel.....	84

SALON & SPA

100% Ageless.....	7
Accents Salon.....	42
Alamo Hair Designers.....	52
Apollo Hair Center.....	28
Art of Fadez Barbershop.....	54
Beauty Bar.....	36
de Bonet Chalet.....	78
Camino Massage Therapy.....	1
CORE Collective - A Pilates Studio.....	39
Eden Salon.....	30
Elke Beauty.....	21
Facial Aesthetics.....	21
Five Elements Massage Therapy.....	97
Fox & Jane Salon.....	71
Glitter & Gold.....	42
Hairdressing Co.....	45
Hin Salon.....	25
Honey Salon & Spa.....	79
Lady Godiva Hair Studio.....	48
MedSpa719.....	7
MX Spa.....	46
Paul Mitchell School.....	43
Phenix Salon Suites.....	16
Salon Bella.....	14
Salon EnV.....	9
Salon Ivan.....	31
Shears Barber Shop.....	21
Style Haus.....	66
Sunday Barber Co.....	79

GROCERY & CONVENIENCE

7-11.....	6, 23, 80
Bread & Butter.....	
Neighborhood Market.....	85

FITNESS

CityROCK Climbing Gym.....	38
Corepower Yoga.....	12
Cycology.....	31
One Body Fitness (alley).....	31
Tai Chi Association.....	44
Wheathy.....	31
YMCA.....	27

VENUES & ENTERTAINMENT

The Carter Payne.....	66
CLAY Venues.....	39
Ed Robson Arena.....	5
La Burla Bee.....	31
Louie Louie's.....	78
Lulu's Downtown.....	45
Pikes Peak Center.....	51
Trainwreck.....	94
Weidner Field.....	76

LODGING

The Antlers Hotel.....	44
Crescent Lily Inn.....	19
EconoLodge.....	8
Element Hotel.....	70
Hilton Garden Inn.....	30
Hyatt Place.....	38
Kinship Landing.....	72
The Mining Exchange.....	46
Modern Inn.....	72
St. Mary's Inn.....	14
SpringHill Suites.....	70

GALLERIES & MUSEUMS

AdAmAn Alley.....	46
Alvarez Gallery & Art School*.....	41
American Numismatic & Money Museum.....	3
Anita Marie Fine Art.....	56
Art Etc.....	84
Auric Gallery.....	21
Bosky Studio (alley)*.....	30
The Bridge Gallery*.....	41
Fine Arts Center at Colorado College.....	3
Colorado Springs Pioneers Museum.....	53
Cottonwood Center for the Arts.....	56
Cultural Office of the Pikes Peak Region.....	53
Gallery 113.....	31
McAllister House.....	16
Orly's Gallery of Art.....	90
Rocky Mountain Motorcycle Museum.....	37
Studio West Gallery at Pikes Peak State College*.....	34
True North Art Gallery.....	30
U.S. Olympic & Paralympic Museum.....	57

*Limited hours, most open for First Friday.