



PROPERTY DESCRIPTION

This is a unique opportunity to buy or lease prime retail space downtown Colorado Springs. The Location is near the pedestrian dense corner of N. Tejon and Kiowa Street. The high foot traffic condo unit has southern facing floor to ceiling storefront windows offering great visibility to the downtown happenings. There is streetside metered parking with a public parking garage just across the street on Kiowa. The property boasts ideal zoning (FBZ) allowing for many different types of uses to include office, retail or service-related businesses.

SALE SUMMARY

Sale Price:	\$825,000 \$785,000
Condo Size:	3,066 SF
Year Built:	1903
Zoning:	FBZ-CEN
APN:	6418209033

PROPERTY HIGHLIGHTS

- Prime Downtown Location
- Located Above the Rabbit Hole Restaurant
- Floor to Ceiling Storefront Windows
- High Foot Traffic Space
- Nearby Public Garage & Street Parking
- Zoned FBZ-CEN

LEASE SUMMARY

Lease Rate:	\$12.00/SF (NNN)
Estimated 2024 Operating Expenses:	\$11.86/SF
Available Space:	Suite 108
Available SF:	2,066 SF



SIMON PENNER

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101 N. TEJON - CONDO #104

101 N Tejon Street, Unit 104 Colorado Springs, CO 80903

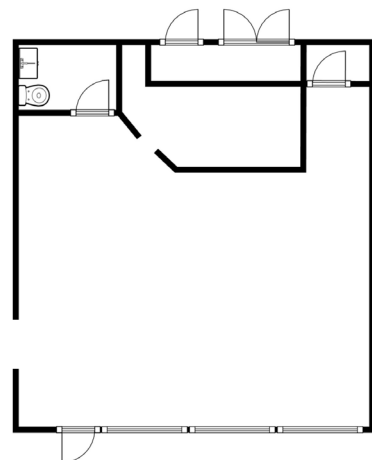
Retail Building For Sale & Lease



Suite 108
2,066 SF
(Vacant)



Suite 112
1,000 SF
(Occupied)



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Retail Building For Sale & Lease



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