

2925 W COLORADO AVENUE

OFFERING MEMORANDUM

TWO-TENANT RETAIL INVESTMENT OPPORTUNITY

EXCLUSIVELY LISTED BY

Hoff & Leigh

25 N Spruce Street, Suite 330 | Colorado Springs, CO 80905 | 719.630.2277 office

Our Network is Your Edge.



2925 W COLORADO AVENUE

COLORADO SPRINGS, CO 80904



Jayme Wilson
O: 719.630.2277
C: 719.722.8632
JWilson@HoffLeigh.com

Asking Price	Building Size	Lot Size
$2,200,000	■ 4,494 SF	■ 0.826 Acres

Zoning	Occupancy	Tenants	Property Type
■ MX-M HS	■ 100 %	■ 2	■ Retail/Restaurant Investment

EXCLUSIVELY LISTED BY

Hoff & Leigh

VIEW OUR OTHER LISTINGS AT
WWW.HOFFLEIGH.COM



2925 W COLORADO AVENUE

COLORADO SPRINGS, CO 80904

TABLE OF CONTENTS

04 OFFERING OVERVIEW

SECTION 1

- Executive Summary
- Investment Overview
- Location Overview
- Building Photos
- Floor Plan
- Parcel Map

10 DEMOGRAPHIC OVERVIEW

SECTION 3

- Demographic Highlights
- Population Details

EXCLUSIVELY LISTED BY

Hoff & Leigh

EXECUTIVE SUMMARY



2925 W COLORADO AVENUE

COLORADO SPRINGS, CO 80904

Hoff & Leigh is pleased to present 2925 W Colorado Avenue, a **fully leased, two-tenant retail investment opportunity** located along the highly desirable West Colorado Avenue corridor in Colorado Springs.

The 4,494 SF building sits on approximately 0.826 acres near historic Old Colorado City and is currently occupied by ChooJai Sushi Thai & Ramen and Stage Stop OCC Bar & Smokehouse.

The property offers investors existing rental income, established restaurant infrastructure, excellent visibility, ample on-site parking, and convenient access to Highway 24 and I-25. Its location along a well-established commercial corridor makes this an attractive opportunity for investors seeking an income-producing retail asset with long-term ownership potential.



Jayme Wilson
O: 719.630.2277
C: 719.722.8632
JWilson@HoffLeigh.com

INVESTMENT OVERVIEW:
KEY DEVELOPMENTS & WHY INVEST NOW

INVESTMENT HIGHLIGHTS

100% Leased:
Two Existing Restaurant Tenants Providing Rental Income.

Income-Producing Investment:
Established Rental Income with NNN Expense Reimbursements.

Prime Westside Location:
Excellent Visibility along West Colorado Avenue near Old Colorado City.

Ample Parking:
0.826-Acre Parcel Providing Substantial On-Site Customer Parking.

Restaurant Infrastructure:
Existing Commercial Kitchens, Restaurant Improvements, and Dining Areas.

Convenient Access:
Located Near Highway 24, I-25, Downtown Colorado Springs, and Manitou Springs.

FINANCIAL OVERVIEW

Annual Base Rental Income:	$101,187
Annual NNN Reimbursements:	$37,920
Total Annual Scheduled Income:	$139,107
Annual NOI:	Approximately $97,343

TENANT OVERVIEW



ChooJai Sushi Thai & Ramen

An Asian Restaurant Offering Sushi, Thai Cuisine, and Ramen.

Occupies approximately 2,247 SF on the east side of the building.



Stage Stop OCC Bar & Smokehouse

A Local Restaurant Concept Offering Barbecue and Dining.

Occupies approximately 2,247 SF on the west side of the building.

PROPERTY FINANCIAL SUMMARY

10420-10450 W Colfax Ave

Lakewood, CO 80215

GROSS MONTHLY INCOME	GROSS ANNUAL INCOME	ANNUAL NOI
$11,592.25	$139,107.00	$97,342.80

RENT ROLL

Building	Tenant business name	Area (SF +/-)	Base / mo.	Base / SF / yr	NNN / mo.	Gross / mo.	Lease expires
East	ChooJai Sushi, Thai and Ramen	2,247	$4,500.00	$24.03	$1,580.00	$6,080.00	08/31/30
West	Stage Stop Café LLC	2,247	$3,932.25	$21.00	$1,580.00	$5,512.25	04/30/27
	TOTAL	**4,494**	**$8,432.25**		**$3,160.00**	**$11,592.25**	

OPERATING EXPENSES

Expense	Monthly	Annual
Taxes (2025)	$1,155.46	$13,865.52
Insurance (est.)	$1,278.00	$15,336.00
Building repairs (est.)	-	-
Grease trap pump	$45.00	$540.00
Auto-Chlor	$373.83	$4,485.96
Snow removal	-	-
Utilities	Billed separate	-
Trash removal	$420.12	$5,041.44
Security system / internet	$207.94	$2,495.28
TOTAL EXPENSES	**$3,480.35**	**$41,764.20**

PROPERTY DETAILS

Building area	4,494 SF +/-
Year built	1972
Roof age	Not provided
HVAC age	Not provided
Annual expenses / SF	$9.29

NET OPERATING INCOME / YEAR **$97,342.80**

Expense detail is monthly; annual amounts equal monthly x 12. Utilities billed separately; dashes remain unspecified.
Source: supplied screenshot. Roof and HVAC ages not provided. Incomplete assessor link and unlabeled 4.42% omitted.

LOCATION OVERVIEW

2925 W Colorado Avenue is situated along the established West Colorado Avenue commercial corridor near South 30th Street. Located near historic Old Colorado City, the property benefits from surrounding retail, restaurants, residential neighborhoods, and convenient access to Highway 24, I-25, Downtown Colorado Springs, and Manitou Springs.

The property's visibility, accessibility, and ample on-site parking support its continued restaurant and retail uses.



CHOOJAI SUSHI THAI & RAMEN PHOTOS









STAGE STOP OCC BAR & SMOKEHOUSE PHOTOS

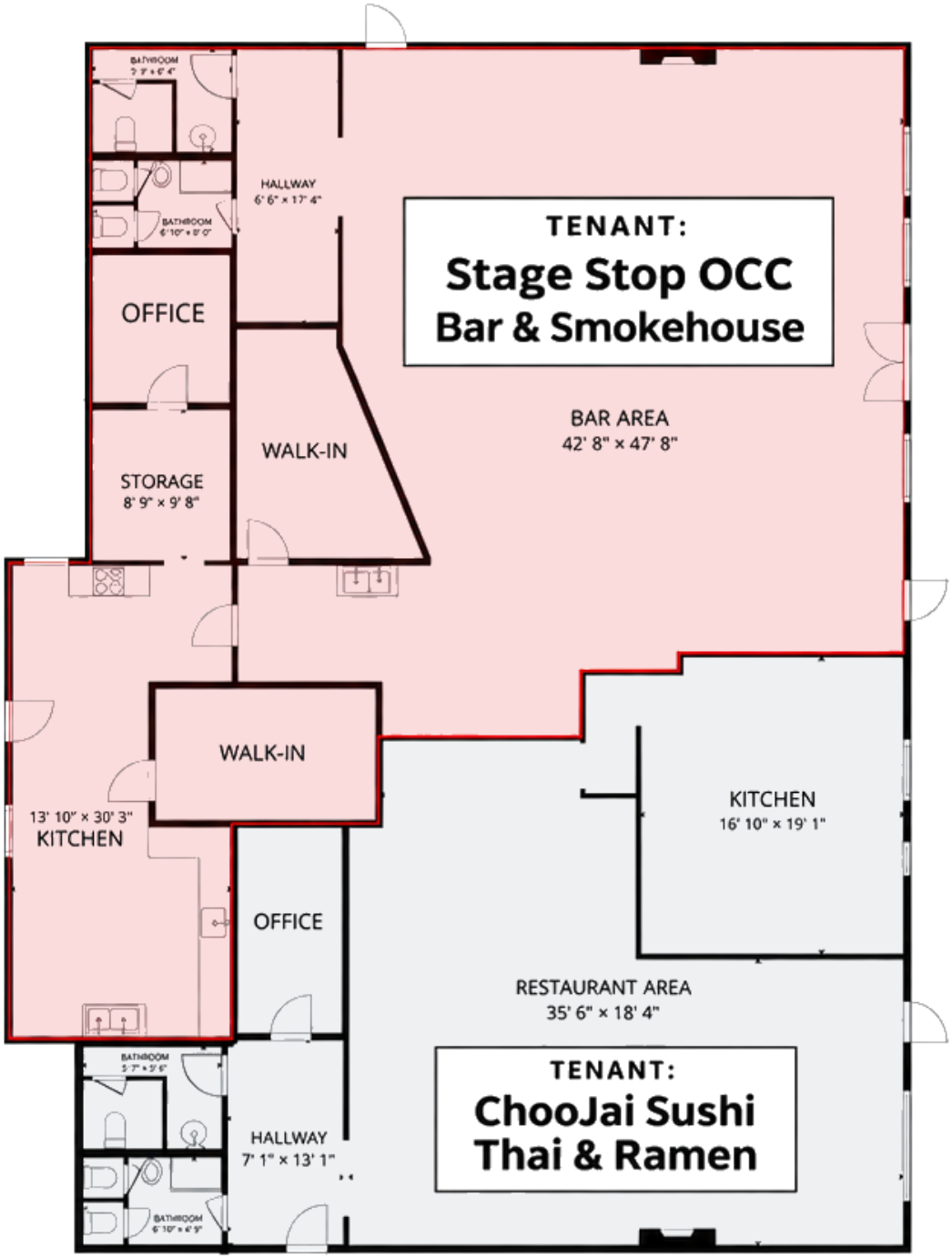








FLOOR PLAN


BATHROOM
HALLWAY
6' 6" x 17' 4"
BATHROOM
6' 10" x 8' 0"
OFFICE
TENANT:
Stage Stop OCC
Bar & Smokehouse
BAR AREA
42' 8" x 47' 8"
WALK-IN
STORAGE
8' 9" x 9' 8"
WALK-IN
13' 10" x 30' 3"
KITCHEN
KITCHEN
16' 10" x 19' 1"
OFFICE
RESTAURANT AREA
35' 6" x 18' 4"
TENANT:
ChooJai Sushi
Thai & Ramen
BATHROOM
HALLWAY
7' 1" x 13' 1"
BATHROOM

PARCEL MAP


Extra Space Storage
Fossil Craft Beer Company
Ore Mill Rd
Rudy's "Country Store" and Bar-BQ
Barbecue
S 31st St
24
Fountain Creek
Fountain Creek
Hotel
Midland Trail
Midland Trail
Midland Trail
W Cucharras St
Coors Light Springs Liquors
Liquor store
The Hound Tonsorium
S 29th St
Camp Creek
McDonald's
Fast Food
Golden Lane Rd
Colorado Ave
Garden of the Gods Motel
4.1 (443)
2-star hotel
Subway
Sandwich
7-Eleven
Convenience store
S 30th St
S 29th St
Rock shop
Music store

DEMOGRAPHIC HIGHLIGHTS

1 MILE

DEMOGRAPHICS

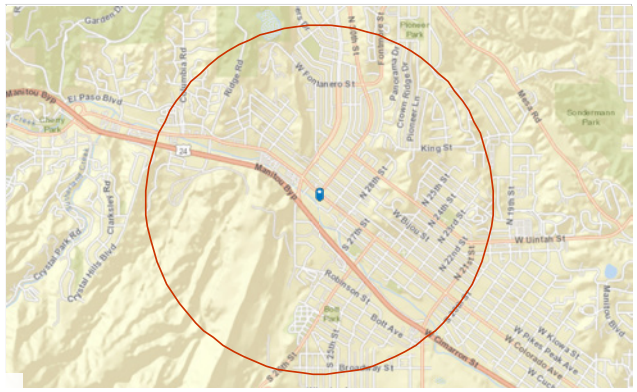
8,517
Population

43.4
Median Age

2.1
Average Household Size

$72,913
Median Household Income

Nearest Cross Street	VPD	Distance (mi)
S 30th St	15,884	0.0
S 29th St	15,695	0.1
S 30th St	16,200	0.1
W Pikes Peak Ave	9,811	0.1
S 8th St	14,597	0.1



3 MILE

DEMOGRAPHICS

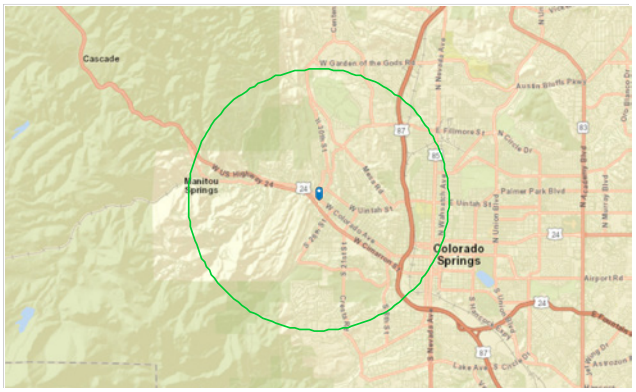
54,983
Population

42.9
Median Age

2.0
Average Household Size

$77,770
Median Household Income

Nearest Cross Street	VPD	Distance (mi)
S 30th St	15,884	0.0
S 29th St	15,695	0.1
S 30th St	16,200	0.1
W Pikes Peak Ave	9,811	0.1
S 8th St	14,597	0.1



5 MILE

DEMOGRAPHICS

134,694
Population

41.6
Median Age

2.1
Average Household Size

$73,940
Median Household Income

Nearest Cross Street	VPD	Distance (mi)
S 30th St	15,884	0.0
S 29th St	15,695	0.1
S 30th St	16,200	0.1
W Pikes Peak Ave	9,811	0.1
S 8th St	14,597	0.1



POPULATION DETAILS

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	8,634	47,212	124,14
2010 Total Population	8,423	47,480	121,47
2022 Total Population	8,415	50,941	128,94
2022 Group Quarters	127	3,102	4,50
2027 Total Population	8,353	52,961	133,04
2019-2024 Annual Rate	-0.15%	0.78%	0.63
2022 Total Daytime Population	8,457	72,272	182,57
Workers	4,907	49,224	122,67
Residents	3,550	23,048	59,90
Housing Unit Summary			
2022 Housing Units	4,349	25,660	64,77
Owner Occupied Housing Units	52.1%	50.0%	48.0
Renter Occupied Housing Units	39.5%	40.8%	43.8
Vacant Housing Units	8.3%	9.2%	8.2
2027 Housing Units	4,396	26,876	68,25
Owner Occupied Housing Units	53.6%	49.9%	47.5
Renter Occupied Housing Units	36.9%	40.8%	43.9
Vacant Housing Units	9.5%	9.3%	8.6
2022 Households by Income			
Household Income Base	3,986	23,309	59,45
<$15,000	10.0%	9.1%	9.5
$15,000 - $24,999	5.6%	6.4%	7.6
$25,000 - $34,999	8.3%	8.6%	8.9
$35,000 - $49,999	9.8%	9.3%	9.2
$50,000 - $74,999	19.8%	15.8%	17.4
$75,000 - $99,999	12.5%	12.9%	13.3
$100,000 - $149,999	17.3%	16.0%	15.8
$150,000 - $199,999	6.5%	9.6%	8.1
$200,000+	10.2%	12.3%	10.3
Average Household Income	$99,848	$111,131	$101,97
2022 Population by Age			
Total	8,414	50,942	128,94
0 - 4	4.2%	3.9%	4.4
5 - 9	4.1%	3.8%	4.3
10 - 14	3.7%	3.5%	4.1
15 - 24	9.7%	13.2%	12.2
25 - 34	17.2%	16.0%	16.8
35 - 44	13.9%	12.7%	13.2
45 - 54	11.5%	10.7%	10.8
55 - 64	14.4%	13.2%	12.9
65 - 74	13.0%	12.7%	12.1
75 - 84	6.3%	7.3%	6.6
85 +	1.8%	2.8%	2.6
18 +	85.6%	86.6%	84.6

POPULATION DETAILS

	1 mile	3 miles	5 miles
2022 Population 25+ by Educational Attainment			
Total	6,574	38,504	96,65
Less than 9th Grade	0.5%	0.7%	1.3
9th - 12th Grade, No Diploma	3.7%	2.9%	4.0
High School Graduate	18.3%	14.6%	15.8
GED/Alternative Credential	3.4%	4.0%	4.4
Some College, No Degree	18.0%	18.3%	19.8
Associate Degree	11.7%	9.4%	9.5
Bachelor's Degree	28.8%	29.8%	26.7
Graduate/Professional Degree	15.7%	20.3%	18.4
2022 Consumer Spending			
Apparel & Services: Total $	$8,543,880	$55,163,992	$131,358,95
Average Spent	$2,143.47	$2,366.64	$2,209.5
Spending Potential Index	90	99	9
Education: Total $	$6,321,155	$41,321,875	$95,034,94
Average Spent	$1,585.84	$1,772.79	$1,598.5
Spending Potential Index	92	103	9
Entertainment/Recreation: Total $	$14,432,144	$93,626,275	$219,218,74
Average Spent	$3,620.71	$4,016.74	$3,687.3
Spending Potential Index	89	98	9
Food at Home: Total $	$25,709,342	$167,156,128	$398,243,23
Average Spent	$6,449.91	$7,171.31	$6,698.5
Spending Potential Index	88	98	9
Food Away from Home: Total $	$14,021,134	$91,090,231	$214,993,94
Average Spent	$3,517.60	$3,907.94	$3,616.2
Spending Potential Index	90	100	9
Health Care: Total $	$26,543,008	$172,562,226	$408,054,17
Average Spent	$6,659.06	$7,403.24	$6,863.5
Spending Potential Index	87	96	8
HH Furnishings & Equipment: Total $	$11,184,000	$72,424,071	$170,246,66
Average Spent	$2,805.82	$3,107.13	$2,863.6
Spending Potential Index	89	98	9
Personal Care Products & Services: Total $	$3,595,477	$23,522,836	$55,294,98
Average Spent	$902.03	$1,009.17	$930.0
Spending Potential Index	91	101	9
Shelter: Total $	$94,402,177	$617,703,733	$1,450,200,24
Average Spent	$23,683.44	$26,500.65	$24,392.7
Spending Potential Index	89	99	9
Support Payments/Cash Contributions/Gifts in Kind: Total $	$12,139,594	$79,937,622	$184,764,83
Average Spent	$3,045.56	$3,429.47	$3,107.8
Spending Potential Index	87	98	8
Travel: Total $	$10,649,351	$69,503,428	$160,915,95
Average Spent	$2,671.69	$2,981.83	$2,706.6
Spending Potential Index	88	98	8
Vehicle Maintenance & Repairs: Total $	$5,285,627	$34,176,746	$81,338,46
Average Spent	$1,326.05	$1,466.25	$1,368.1
Spending Potential Index	90	99	9

NON-ENDORSEMENT AND DISCLAIMER NOTICE

CONFIDENTIALITY AND DISCLAIMER

This Confidential Offering Memorandum ("Memorandum") is furnished to prospective purchasers solely to facilitate the purchaser's consideration of 2925 W Colorado Avenue, Colorado Springs, Colorado 80904 ("Property"). The Memorandum contains proprietary information and was prepared by Hoff & Leigh ("HL") using information compiled from sources we consider to be reliable. By receipt of this Memorandum, you agree that: (a) the Memorandum and its contents are of a confidential nature and that you will hold and treat it in strictest confidence in full compliance with the separate confidentiality agreement you have executed; (b) you will not reproduce, transmit or disseminate the information contained in the Memorandum through any means, or disclose this Memorandum or any of its contents to any other entity without the prior written authorization of HL, nor will you use this Memorandum or any of its contents in any fashion or manner detrimental to the interests of HL or seller; and (c) upon request you will return the Memorandum without retaining any copy or extract of any portion thereof. This Memorandum does not purport to be all-inclusive or to contain all the information which prospective purchasers may desire; it is a summary upon which prospective purchasers are not entitled to rely. Certain documents and materials are described herein in summary form.

The summaries are not complete descriptions of the documents and materials. Interested parties are expected to review all such documents and materials independently. Market financial projections are provided for reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond the control of HL and are, therefore, subject to material variation. Additional information and an opportunity to inspect the Property will be made available to qualified prospective purchasers upon request. Each purchase offer is to be based strictly and entirely upon the purchaser's independent investigation, analysis, appraisal and evaluation of facts and circumstances deemed relevant by the purchaser. Neither Owner, HL nor any of their respective directors, officers or affiliates have made any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of this Memorandum or its contents. This offering is submitted and received with the understanding that all negotiations for the acquisition of the herein described property will be conducted through HL. The sellers and HL expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice.

Hoff&Leigh™

Our Network is Your Edge.



Jayme Wilson
O: 719.630.2277
C: 719.722.8632
JWilson@HoffLeigh.com