



2925 W COLORADO AVENUE

OFFERING MEMORANDUM
RETAIL PROPERTY

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2925 W COLORADO AVENUE

COLORADO SPRINGS, CO 80904



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Sale Price:
\$2,200,000



Building Size:
4,494 SF



Lot Size:
0.826 Acres



Zoning:
MX-M HS

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EXECUTIVE SUMMARY

2925 W COLORADO AVENUE

COLORADO SPRINGS, CO 80904

2925 West Colorado Avenue is now for sale in Old Colorado City's high-demand Westside submarket. Offered at a purchase price of **\$2,200,000**, this **4,494 SF** former brewery/restaurant is positioned on a 0.826-acre lot (zoned MX-M HS), featuring second-generation brewing equipment, full commercial kitchen infrastructure, and turnkey interior improvements.

Turnkey Brewery/Restaurant Build-Out: Fully plumbed brewhouse, temperature-controlled cold storage rooms, walk-in cooler, grease-hooded kitchen, polished concrete floors, and a bar area.

Immediate Owner-User Upside: A purchaser can occupy and operate day one, leveraging existing brewery and restaurant infrastructure.

High-Visibility West Colorado Avenue Frontage: ±100 feet of prime frontage on a W Colorado Ave averaging 20,000 VPD, ensuring instant brand exposure and strong drive-by traffic.

Signalized Ingress/Egress & Ample Parking: Dedicated signal at South 30th Street provides seamless ingress/egress. The site has ample parking on the lot which is unusual for an Old Colorado City footprint.

Flexible Use Profile: While currently built as a craft brewery/taproom and restaurant, the open layout permits conversion to accommodate a wide variety of uses under MX-M HS zoning.

Strategic Connectivity to I-25 / Hwy 24 & Ent Credit Union: Less than 1 minute from Highway 24 and less than 2 miles east to I-25, offering regional access; adjacent to the Ent Federal Credit.

Whether an owner/user seeking instant market entry into Old Colorado City scene or an investor targeting long-term appreciation, 2925 West Colorado Avenue is a can't miss Westside opportunity. For more details or to schedule a private showing, please contact Jayme Wilson (O 719.630.2277 • C 719.722.8632) or Chris Myers (O 719.630.2277 • C 719.650.4627).



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INVESTMENT OVERVIEW:

KEY DEVELOPMENTS & WHY INVEST NOW

Key Market Dynamics

1. Old Colorado City:

Colorado Springs initiated a multi-phase streetscape and pedestrian improvement program (2019–2024) along W Colorado Avenue, including widened sidewalks, upgraded crosswalks, and landscape buffers. These enhancements have increased foot traffic by + 12% YOY in the OCC retail district, driving incremental sales for existing retail tenants.

2. Midland Trail (Old Colorado City to Manitou Springs):

The popular Midland Trail bike/pedestrian corridor runs directly adjacent to 2925 W Colorado Avenue. Daily trail counts average 1,500 cyclists and pedestrians during peak months (May–September), delivering a ready walk-in audience for craft-beer and casual-dining concepts.

3. Pending Bus Rapid Transit (BRT) Corridor:

Colorado Springs' BRT Phase I (scheduled for Q4 2025 completion) will run from Downtown to UCCS via OCC, significantly reducing commute times for employees and increasing transit-accessible customer base by an estimated 8,000 riders daily.

4. Westside Residential Infill:

From 2020–2024, the Westside submarket absorbed 450 new multi-family units, lowering submarket vacancy to 4.8% (Class B/C) and driving average lease rates + 5% annually. This densification supports sustained retail demand.

Why Invest Now?

- **Turnkey Infrastructure:** Unlike ground-up redevelopment, this property's in-place brewery and restaurant build-out represents over \$1.6 million in proprietary tenant improvements, translating to immediate cash-flow potential or cost savings for an owner/operator.
- **Limited Westside Supply:** Since 2022, only 8,000 SF of comparable second-generation spaces have been delivered to market; vacancy remains under 3%. No new brewery-spec buildings are under construction through 2026, positioning 2925 W Colorado Avenue as a scarce asset with durable downside protection.
- **Rising Tourism & Local Spend:** El Paso County saw a 9.3% increase in leisure tourism (2023 vs. 2022), with Old Colorado City capturing a 14% share of local dining spend. Craft breweries in OCC report average unit volumes + 11% YOY.
- **Domestic & Regional Access:** With easy access to Highway 24, I-25 being less than 2 miles east, and the nearby Midland Trail, the site captures both drive-by and destination traffic. Regional population within a 5-mile radius stands at 128,940 (2022 ESRI), with average household income of \$101,970. Supporting robust discretionary spend on dining and beverage.

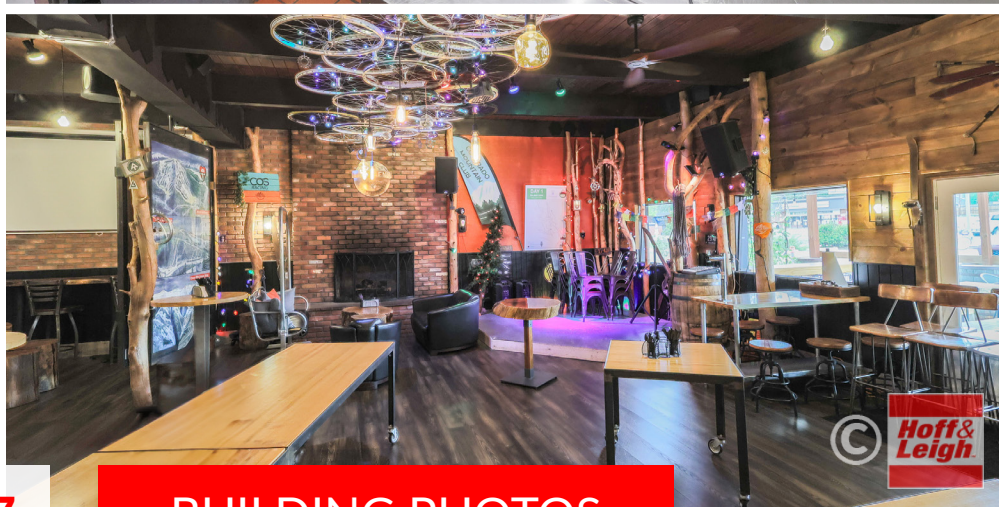
Investors and owner-operators alike benefit from this convergence of location, infrastructure, and market dynamics; making 2925 W Colorado Avenue a can't miss opportunity.

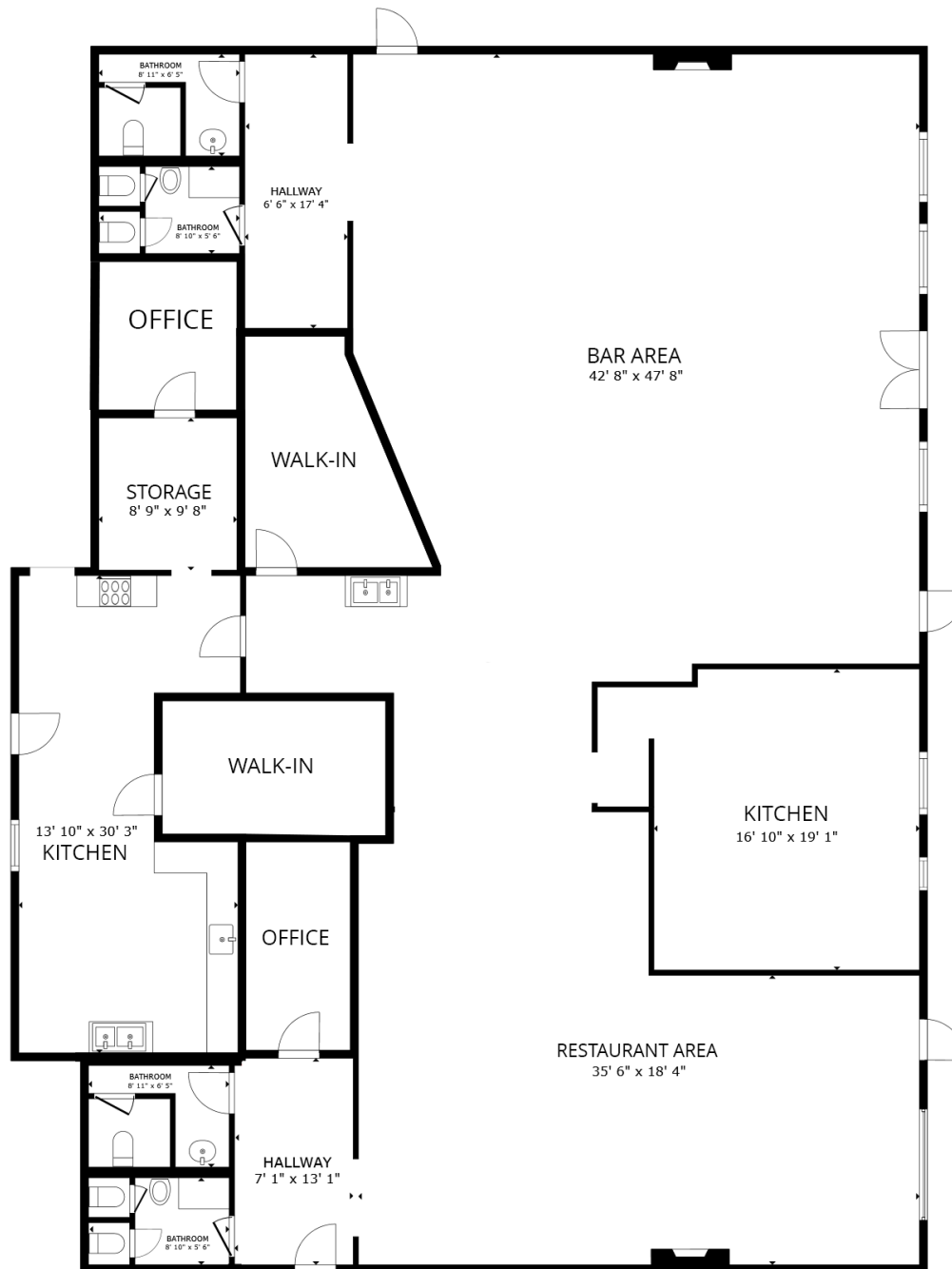
LOCATION OVERVIEW

2925 W Colorado Avenue sits at the intersection of W Colorado Ave and S 30th St, bordering Old Colorado City's core retail district. Key locational attributes include:

- **Historic Old Colorado City:** Established in 1859, OCC is a major tourism draw featuring galleries, restaurants, and annual community events (First Friday Artwalk, Monument OktoberWest, Territory Days, and much more).
- **Connectivity:** Easy access to Highway 24. 2 miles east to I-25; 10 minutes north to Manitou Springs and Garden of the Gods Visitor & Nature Center; direct adjacency to the Midland Trail.
- **Demographics (5-Mile Radius):** Population of 128,940 (2022 ESRI); 2027 projected at 133,040; average household income \$101,970; daytime employment base of 182,570 within 5 miles.







FLOOR PLAN

PARCEL MAP



DEMOGRAPHIC HIGHLIGHTS

2925 W Colorado Ave, Colorado Springs, Colorado, 80904

DEMOGRAPHICS



50,941
Population



42.3
Median Age



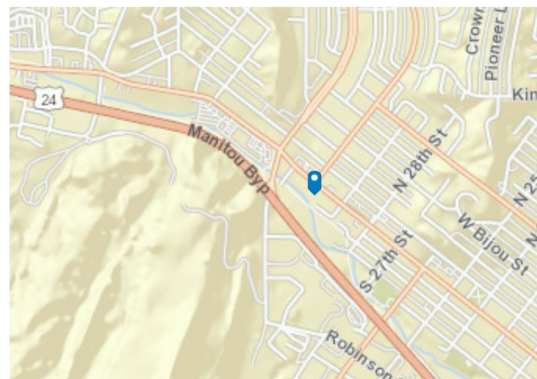
Average
Household Size



\$76,248
Median Household
Income

TRAFFIC COUNT

Cross street	VPD	Distance
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
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
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

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Our Network is Your Edge.



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