

# Retail Building for Lease

2925 W COLORADO AVENUE, COLORADO SPRINGS, CO 80904



## Overview

Positioned in the heart of Colorado Springs' high-demand Westside submarket, 2925 W Colorado Avenue delivers an exceptional owner-user or investment opportunity. This second-generation brewery and restaurant space offers an open floor plan, ideal for another brewery concept, restaurant users or adapting to a wide range of creative commercial uses. Situated on a West Colorado Avenue, this property has high daily visibility and traffic counts. With easy access to I-25 and surrounding amenities (including ENT), it's a turnkey solution for an operator seeking instant brand recognition or an investor targeting long-term appreciation. Don't miss your chance to own or lease a standout asset in one of Colorado Springs' most sought-after corridors.

For more information or to set up a private tour please contact Jayme Wilson or Chris Myers today!

Unit:	Size:	Lease Rate:
1	2,247 SF	\$4,500 / Month + NNNs + Utilities

## Highlights

- Prime Westside Location
- High Daily Visibility
- Next to the Popular Mid Land Trail
- Seamless Accessibility
- Ample Parking

## Property Details



**Lease Rate**  
\$24.03 SF/YR (NNN)



**Space Available**  
2,247 SF



**Lot Size**  
0.826 Acres



**Zoning**  
MX-M HS

Rev: September 24, 2025



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

**Chris Myers**  
C: 719.650.4627  
O: 719.630.2277  
CMyers@HoffLeigh.com





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## Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



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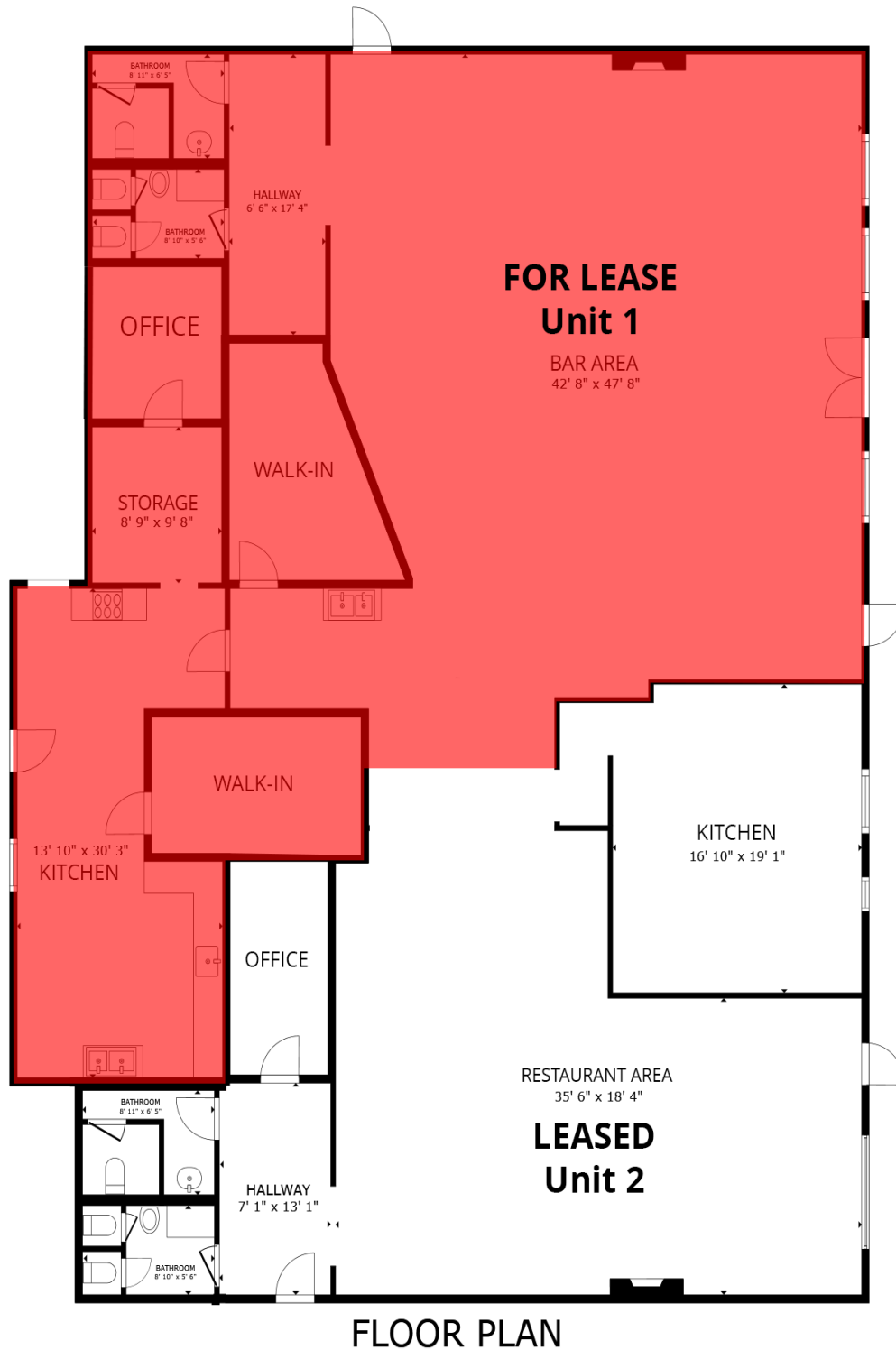
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## DEMOGRAPHICS



50,941  
Population



42.3  
Median Age



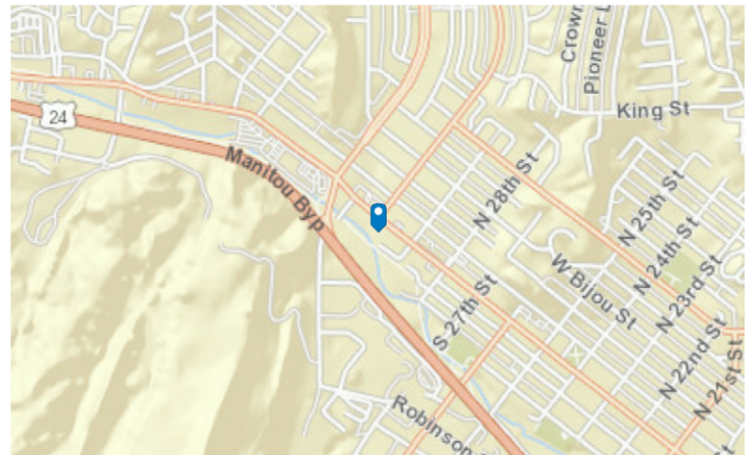
2.0  
Average  
Household Size



\$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



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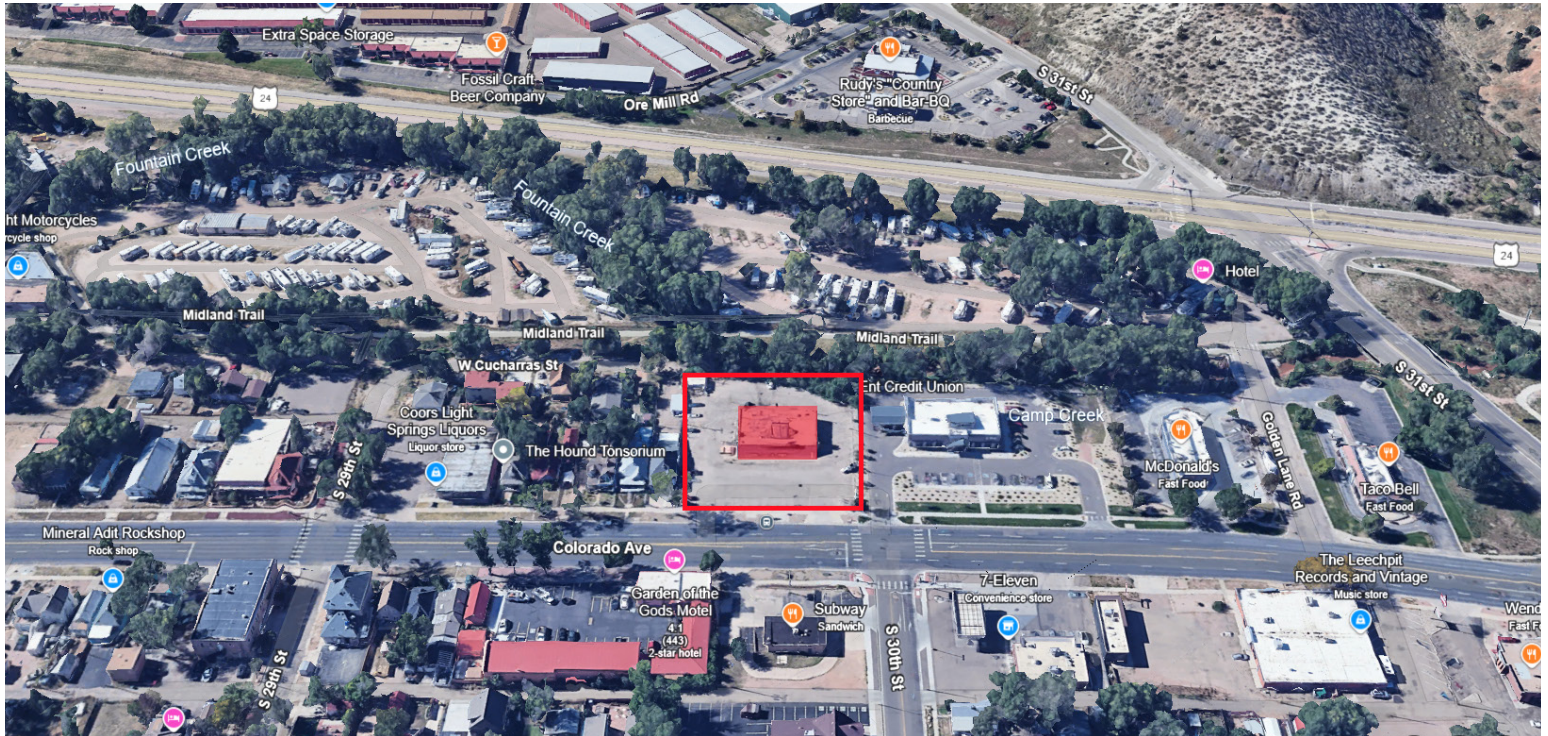






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