

DEGRAFF BUILDING

118 N. Tejon Street Colorado Springs, CO 80903

Mixed Use - Office and First Floor Retail Building For Sale



OFFERING SUMMARY

Sale Price:	\$4,350,000
Building Size:	34,171 SF
Available SF:	3985
Price / SF:	\$127.30
Year Built:	1897
Zoning:	FBZ-T1

PROPERTY DESCRIPTION

Iconic downtown brick and timber building for sale. Tenant Oskar Blues occupies the first floor and basement with many smaller tenants occupying the office suites above. Newer Pela windows throughout and LED lighting upgraded in 2017. Ultimate walkable location near the intersection of I-25 and Bijou St exit. Parking is served by the many public and private parking lots including the city owned garage located one block north. Financials available upon request and the remittance of the confidentiality agreement.

PROPERTY HIGHLIGHTS

- Downtown main walkable retail corridor on Tejon St.
- Abundant natural light throughout.
- Close to multiple parking garages.
- Below market leases offer value added opportunity

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	5,571	21,227	47,504
Total Population	11,719	41,965	96,991
Average HH Income	\$55,606	\$67,679	\$66,451



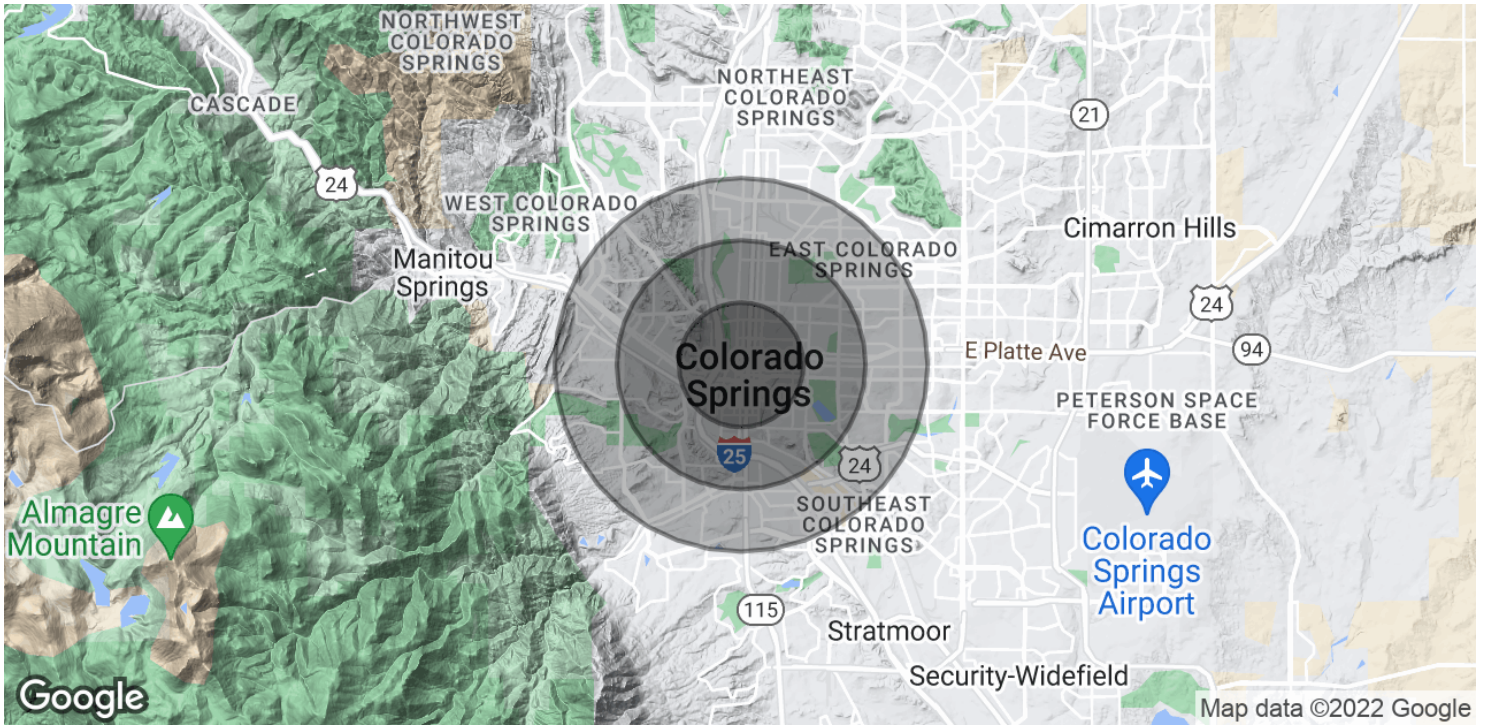
SIMON PENNER
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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	11,719	41,965	96,991
Average Age	34.4	39.0	38.8
Average Age (Male)	33.4	37.9	37.4
Average Age (Female)	34.6	40.2	40.9

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	5,571	21,227	47,504
# of Persons per HH	2.1	2.0	2.0
Average HH Income	\$55,606	\$67,679	\$66,451
Average House Value	\$303,831	\$291,468	\$259,954

* Demographic data derived from 2020 ACS - US Census

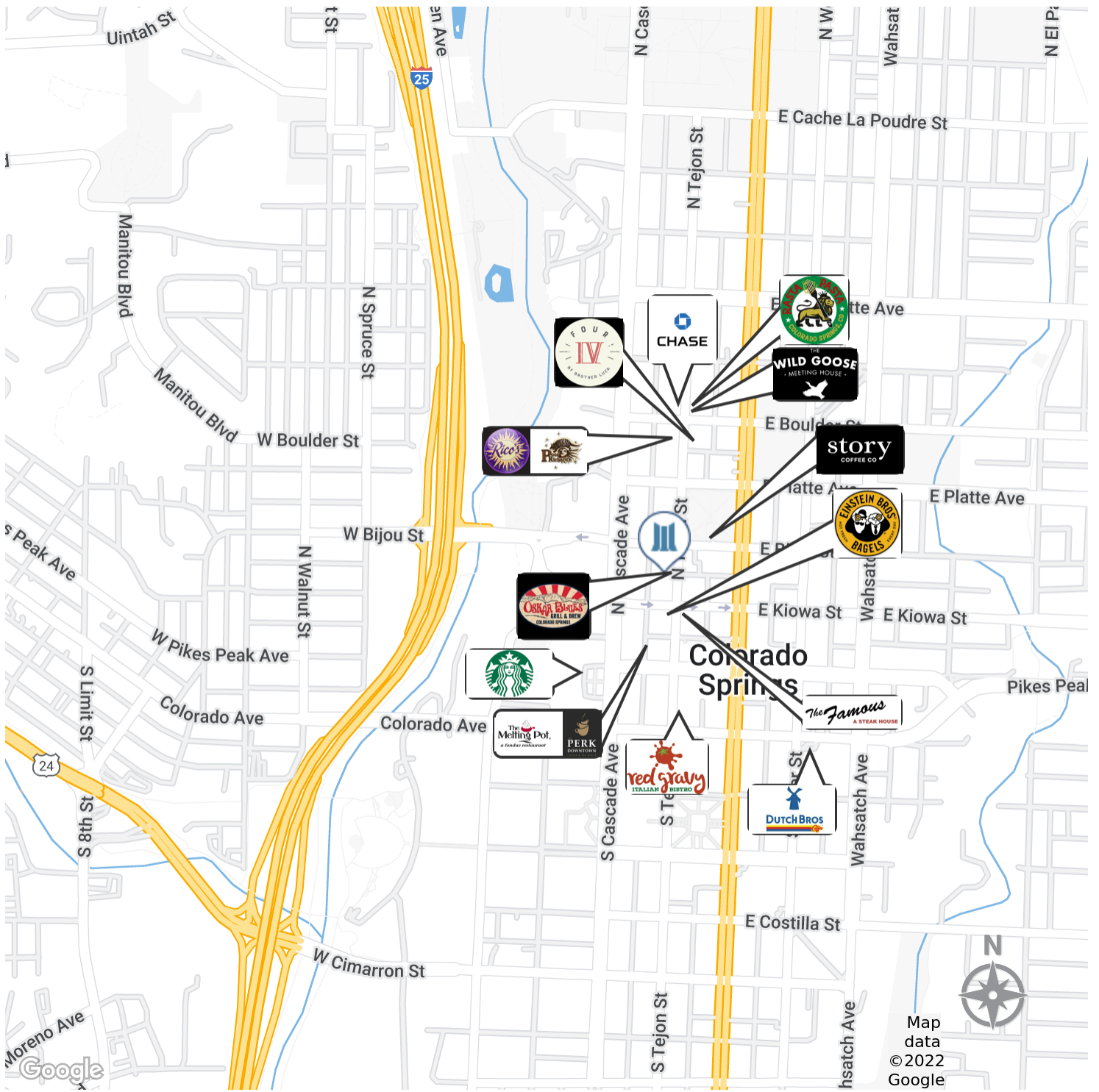


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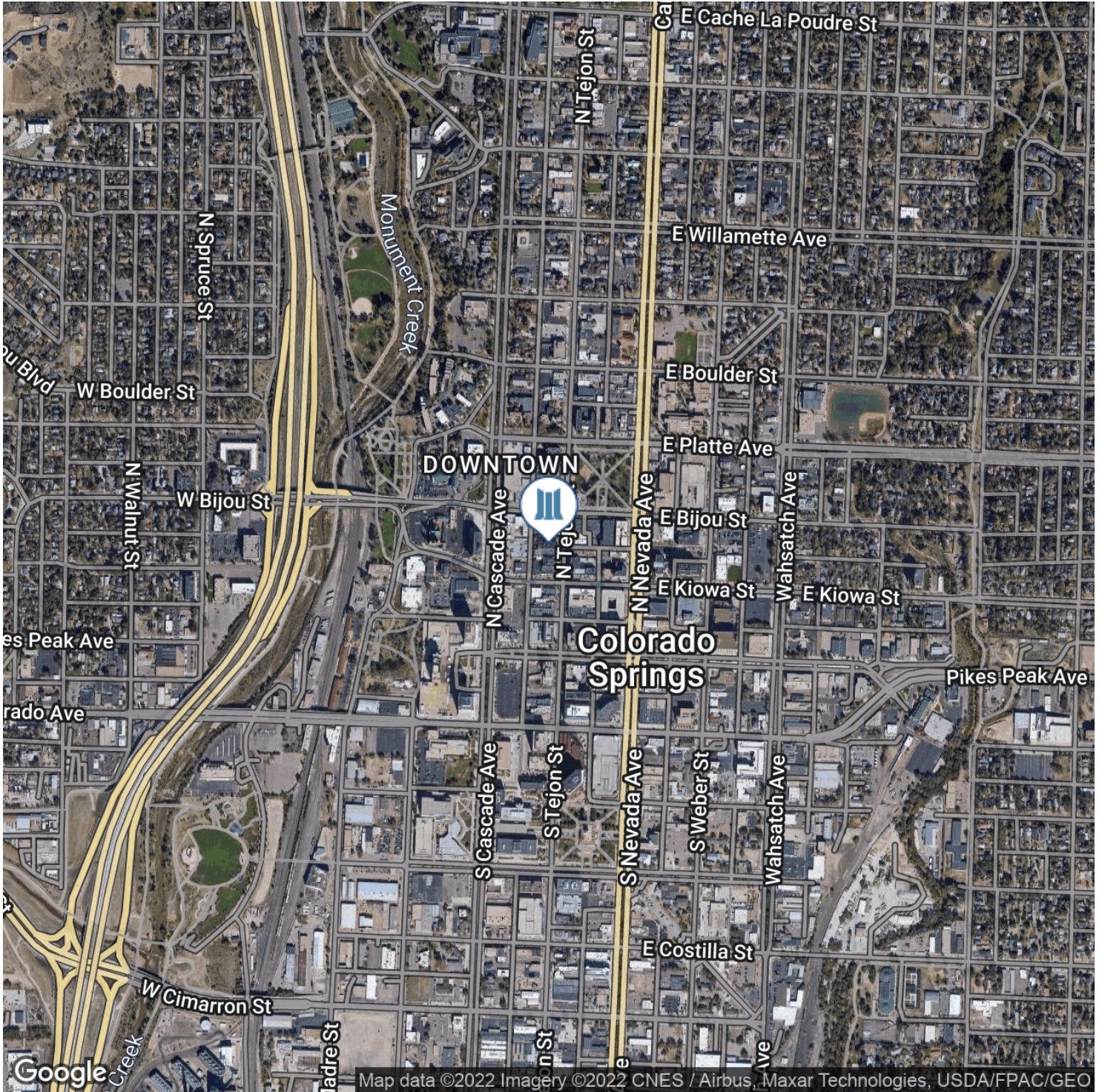
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