

# Turn-Key Restaurant Opportunity



## Restaurant for Lease

with all new furniture, fixtures & equipment  
2902 W Colorado Ave, Colorado Springs, CO 80904

LEASE RATE

**\$30 PSF, NNN**

BUILDING SIZE

**3,018 SF**

### PROPERTY OVERVIEW

This historic, fully renovated building in the heart of Old Colorado City offers a rare leasing opportunity. Built in 1888 and listed on state and national historic registries, the property seamlessly blends historic charm with modern innovation. Featuring a custom-designed culinary kitchen, cutting-edge audio/visual systems, and high-efficiency HVAC and Energy Star equipment, it's fully equipped for success. With ADA accessibility, on-site parking, and exceptional visibility in a high-traffic area, this versatile space is perfect for creating a unique dining experience.

### PROPERTY HIGHLIGHTS

- Historic Building Listed on State and National Historic Registries
- ADA Accessible throughout
- Custom-Designed Culinary Kitchen & Coffee Bar with natural light and ergonomic, high-end equipment
- High-Efficiency HVAC & Energy Star Equipment
- State-of-the-Art Audio/Visual System
- \$500,000 Worth of Cutting-Edge Equipment
- Landlord will consider a shared kitchen concept

**SCAN TO VIEW  
THE PROPERTY WEBSITE, AN  
INTERACTIVE 3D TOUR & MORE**

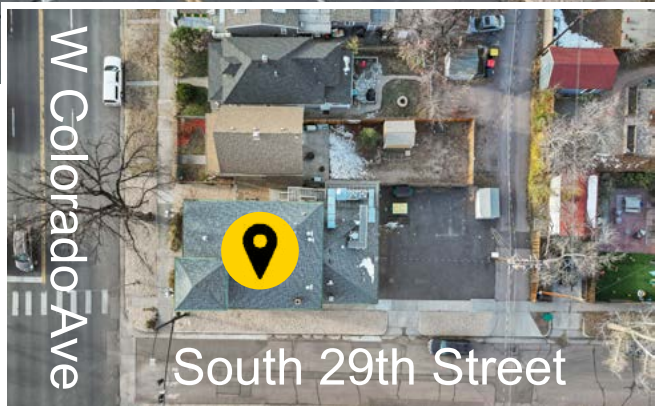


**ANDY OYLER**

+1 719 321 7977

aoyler@quantumcommercial.com





**PROPERTY SPECIFICATIONS**

- Building Size:** 3,018 SF
- Floors:** Two (2) Stories with a New Elevator
- Land Area:** 4,800 SF
- Year Built:** 1888
- Zoning:** C-5
- Parking:** On-Site

**DEMOGRAPHICS (2024)**

	2 MILES	5 MILES	10 MILES
POPULATION	28,000	132,985	482,057
AVG HH INCOME	\$91,201	\$87,942	\$90,808

**TRAFFIC COUNTS (2022)**

W Colorado Ave & S 29th St SE	15,375 Vehicles Per Day
W Colorado Ave & S 29th St NW	12,099 Vehicles Per Day
W Colorado Ave & S 30th St NW	15,106 Vehicles Per Day
S 30th St & W Pikes Peak Ave NE	10,065 Vehicles Per Day

