



CUSHMAN &  
WAKEFIELD

Colorado Springs  
Commercial

**PRICE REDUCED**

# 2616 W COLORADO AVE

COLORADO SPRINGS, CO 80904



CONFIDENTIAL OFFERING MEMORANDUM

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of the 2626 W Colorado Ave. (“the Property”).

This Offering Memorandum was prepared by Cushman & Wakefield | Colorado Springs Commercial (“Cushman & Wakefield”) and has been reviewed by representatives of the owners of The Property (“the Ownership”). It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that all information provided is for general reference purposes only in that such information is based on assumptions relating to the general economy, competition, and other factors beyond the control of Ownership and, therefore, is subject to material variation. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither Ownership nor Cushman & Wakefield nor any of their respective officers have made any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, any of its contents, or any other materials provided as a courtesy to facilitate prospective purchaser’s own investigations of the Property, and no legal commitments or obligations shall arise by reason of this Offering Memorandum, its contents or any further information provided by Cushman & Wakefield regarding the Property.

It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. Cushman & Wakefield does not conduct investigations or analyses of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB’s and other contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property.

Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

Ownership and Cushman & Wakefield 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. Ownership shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written commitment to purchase the Property has been fully executed, delivered and approved by Ownership and any conditions to Ownership’s obligations thereunder have been satisfied or waived. Except for representations and warranties expressly set forth in such definitive, executed purchase and sale agreement, Ownership makes and will make no representations and warranties regarding the Property and any prospective purchaser must rely entirely on its own investigations and those of its agents and consultants.

By receipt of this Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence, and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of Ownership nor will you use this Offering Memorandum or any of its contents in any fashion or manner detrimental to the interest of Ownership or Cushman & Wakefield.

The terms and conditions stated in this section will relate to all of the sections of the Offering Memorandum as if stated independently therein. If, after reviewing this Offering Memorandum, you have no further interest in purchasing the Property at this time, kindly return this Offering Memorandum to Cushman & Wakefield at your earliest possible convenience. Photocopying or other duplication is not authorized.

## *Exclusive Listing Brokers*

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# **I** *Executive* **SUMMARY**

# **II** *Market* **OVERVIEW**

# **III** *Tenancy* **OVERVIEW**



**INTRO VIDEO**  
SCAN QR CODE OR  
CLICK HERE TO VIEW



I

*Executive* **SUMMARY**

# 2616 W COLORADO AVE

## Executive SUMMARY

Welcome to Old Colorado Square, a well-located retail center in the heart of Old Colorado City—one of Colorado Springs' most historic and walkable neighborhoods. Owned by the same party since 1994, the property benefits from long-term, consistent ownership. The surrounding district is known for its local shops, restaurants, and steady year-round foot traffic from both residents and visitors.



LOCATION  
**COLORADO SPRINGS, CO**



SQUARE FEET  
**16,413 SF**



SITE ACRES  
**0.69 AC**



PARKING  
**43 Free Spaces**



YEAR BUILT  
**1952-1982**



# OF SUITES  
**24**



# OF TENANTS  
**19**



LEASED  
**100%**



PARCEL #  
**7411226068**



YEAR 1 NOI  
**\$227,807**



CAP RATE  
**7.5%**



SALE PRICE  
~~**\$3,254,385**~~  
**\$3,154,385**



# 2616 W COLORADO AVE







II

*Market* **OVERVIEW**

**2616**  
**W COLORADO AVE**



# *The Heart of Historic Old Colorado City*

## *About The Property*

Positioned just off Highway 24, the property benefits from exceptional visibility and access along one of the region's most heavily traveled corridors. Highway 24 is the primary route connecting Colorado Springs to the mountain communities to the west, including Woodland Park, Cripple Creek, and Eleven Mile Reservoir. In the warmer months, this corridor becomes a gateway for thousands of daily visitors heading into the Rockies for recreation, adventure, and scenic escapes—making Old Colorado City a natural and frequent stopping point.

Old Colorado Square is located at the heart of this pedestrian-friendly environment, where heritage architecture and independent retailers come together to create an authentic shopping and dining experience unlike anywhere else in the region. From art galleries and antique shops to boutique studios and beloved eateries, OCC thrives as a destination that invites exploration and repeat visits.

## *About Old Colorado City*

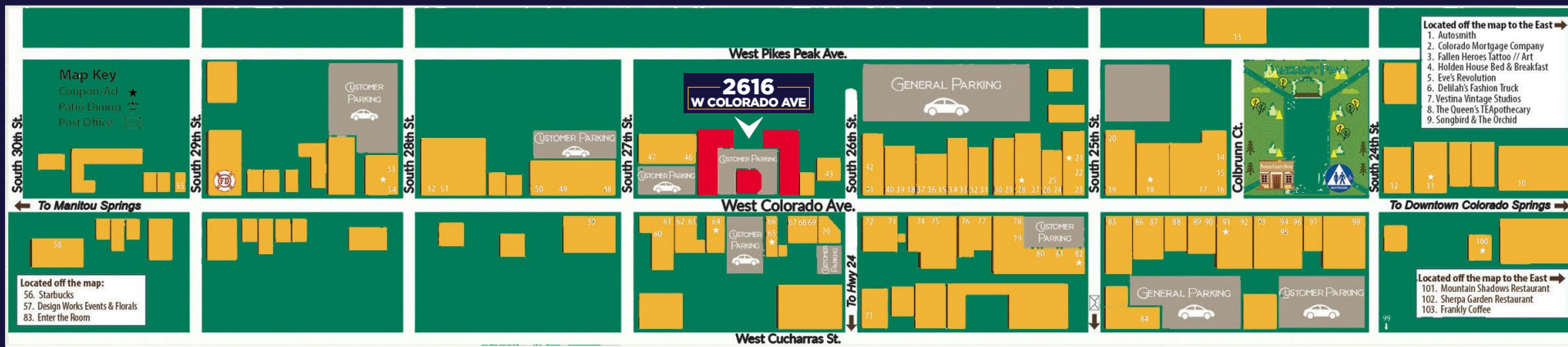
Founded in 1859 during the height of the Colorado Gold Rush, Old Colorado City was the first capital of the Colorado Territory and served as a key hub for early pioneers, miners, and traders moving west.

Its strategic location at the base of the Rocky Mountains made it an essential waypoint for those traveling between the mining camps and the burgeoning city of Denver. Over time, it developed into a bustling center of commerce with saloons, hotels, and shops lining its main street, many of which still stand today. Annexed by Colorado Springs in 1917, Old Colorado City has retained its independent spirit and historic charm. Today, it is recognized as a National Historic District, celebrated for its preserved 19th-century architecture, walkable streets, and vibrant community of locally owned businesses.

Its unique blend of heritage and vitality makes it one of the most distinctive and visited market areas in the region—ideally positioned between Downtown Colorado Springs and Manitou Springs.



SHOP. DINE. DISCOVER. STAY.



**SHOP BOUTIQUE**

- 5. Eve Revolution - 1312 W. Colorado Ave
- Delilah's Fashion Truck - 1314 W. Colorado Ave
- Pink Plaid Boutique & Gift Shop - 1316 W. Colorado Ave, #101
- Stella & Beau - 1316 W. Colorado Ave, Ste A
- Yobel - 2616 W. Colorado Ave, Ste A
- Sparrowhawk - 2418 W. Colorado Ave
- Ellyngton's - 2423 W. Colorado Ave
- Buffalo Ridge Trading Post - 2437 W. Colorado Ave
- Mountain Mamas - 2501 W. Colorado Ave, #103

- Old Colorado City Curiosity Shop - 2520A W. Colorado Ave

**CANDY / FOOD**

- 20. Mountain Man Nut & Fruit - 2511 W. Colorado Ave

- Rocky Mountain Chocolate Factory - 2431 W. Colorado Ave

- The Honey Cottage - 2420 W. Colorado Ave

**GIFT / SOUVENIR**

- 17. Santa Fe Springs - 2429 W. Colorado Ave
- Buffalo Ridge Trading Post - 2437 W. Colorado Ave
- Christmas in the Rockies - 2431 W. Colorado Ave, Ste C

- All That Glitters - 2501 W. Colorado Ave, #104

- The Colorado Store - 2510 W. Colorado Ave

**SPECIALTY**

- 30. Songbird of the Orchid - 2511 W. Colorado Ave

- Hapke's Hortum - 2527 W. Colorado Ave, #102

- Marketwear, A Flower Market - 2419 W. Colorado Ave

- Vestige Vintage Studios - 2429 W. Colorado Ave

- The Queen's Parlour - 2515 W. Colorado Ave

- Sanctuary Inspired Goods - 2514 W. Colorado Ave

- Springs Spirituality - 2511 W. Colorado Ave
- Conscious Living - 2516 W. Colorado Ave

- Ironwood Art - 2524 W. Colorado Ave

- Hookah & Gift Shop - 2528 W. Colorado Ave

- 70. Bon Ton's Café - 2601 W. Colorado Ave

- Mountain Shadows - 2223 W. Colorado Ave

- Mother Muff's Kitchen & Spirits - 2432 W. Colorado Ave

- Mason Jar Restaurant - 2925 W. Colorado Ave

- Mason Jar Restaurant - 2925 W. Colorado Ave

- 27. Pizzeria Rustica - 2527 W. Colorado Ave

- Paravincini's Italian Bistro - 2802 W. Colorado Ave

- Ristorante Di Sopra - 2802 W. Colorado Ave

**GREEK / MEDITERRANEAN**

- 44. Jake & Telly's - 2616 W. Colorado Ave, #108

**ASIAN / SUSHI**

- 75. Yellow Mountain Tea House - 2616 W. Colorado Ave, #101

- Wild Ginger Thai - 2604 W. Colorado Ave

- Sushi Ato - 2606 W. Colorado Ave

**BAKERY / COFFEE / DESSERT**

- 51. Story Coffee Company - 120 E. Bijou St

- Colorado City Creamery - 2602 W. Colorado Ave

- The Sourdough Boulangerie - 2501 W. Colorado Ave

- Goldminers Nut & Candy - 2430 W. Colorado Ave

**DISCOVER GALLERY**

- 43. Colorado City Creamery - 2602 W. Colorado Ave

- Second Floor Studio - 2524 W. Colorado Ave

- Hunter-Wolff Gallery - 2510 W. Colorado Ave

- Chavez Gallery - 2616 W. Colorado Ave, #108

- Squash Blossom - 2531 W. Colorado Ave

- Michael Garman Museum - 2418 W. Colorado Ave

- Arati Artists Gallery - 2425 W. Colorado Ave, #109

- REAL ESTATE**
- Colorado Peak Real Estate - 2616 W. Colorado Ave, #110

- The Warner Group - 2532 W. Colorado Ave, #204

- Coldwell Banker Beyond - 2727 N. Cascade Ave

- ENTERTAINMENT**
- Old Colorado City Historical Society - 1 S. 24th St

- Magic Town - 2418 W. Colorado Ave

- The Sims-Fayola Foundation - 2511 W. Colorado Ave

- OCC Brewing - 2316 W. Colorado Ave

- The Broadmoor - 1 Lake Ave

**FINANCIAL / SERVICES**

- Colomdary Mortgage - 1419 W. Bijou St
- Aspen Tax Service - 2605 W. Colorado Ave

- Springs Laundry - 2512 W. Colorado Ave

- Action Heroes - 2501 W. Colorado Ave

- Fidelity National Title - 2580 E. Pikes Peak

**STAY**

- Holden House 1902 Bed & Breakfast - 1102 W. Colorado Ave

- Old Town Guesthouse - 115 S. 26th St

- The St. Mary's Inn - 530 N. Nevada Ave

- The Broadmoor - 1 Lake Ave

- Located off the map to the East ➡
1. Autosmith
  2. Colorado Mortgage Company
  3. Fallen Heroes Tattoos // Art
  4. Holden House Bed & Breakfast
  5. Eve's Revolution
  6. Delilah's Fashion Truck
  7. Vestina Vintage Studios
  8. The Queen's Tea Apothecary
  9. Songbird & The Orchid

- Located off the map:
56. Starbucks
  57. Design Works Events & Florals
  83. Enter the Room

# Demographics



## HOUSEHOLDS

1 MILE	2 MILES	3 MILES
5,066	14,140	26,669



## POPULATION

1 MILE	2 MILES	3 MILES
10,572	29,785	57,563



## EDUCATION BACHELOR'S DEGREE OR HIGHER

1 MILE	2 MILES	3 MILES
37%	40%	44%



## MEDIAN AGE

1 MILE	2 MILES	3 MILES
41.8	44	41.7

## DAYTIME EMPLOYMENT 2 MILE RADIUS

TOTAL BUSINESSES	1,593	11,705
Business Employment by Type	# of Businesses	# of Employees
Retail & Wholesale Trade	243	1,607
Hospitality & Food Service	129	1,479
Real Estate, Renting, Leasing	68	309
Finance & Insurance	108	415
Information	36	692
Scientific & Technology Services	141	612
Health Care & Social Assistance	322	2,295
Educational Services	31	555
Public Administration & Sales	19	183
Arts, Entertainment, Recreation	38	961
Utilities & Waste Management	61	256
Construction	121	875
Manufacturing	41	321
Agriculture, Mining, Fishing	5	14
Other Services	230	1,131

# Tourism



Colorado Springs, CO

**24.8M**  
VISITORS PER YEAR

SPENDING  
**\$2.9B**  
IN THE  
PIKES PEAK REGION



**375+**  
MILES OF TRAILS

**8,000**  
ACRES OF PARKS  
AND OPEN SPACE

# Colorado Springs, CO

Pro-business and progressive, Colorado Springs tops best of lists by U.S. News & World Report and the Site Selectors Guild.

Colorado Springs is home to the largest growing workforce in the United States. Growing companies and talented professionals opt for opportunity in the city known for affordability, industry ingenuity, and world-class workforce.

Consistently ranked as one of the best places to live in the United States, Colorado Springs population growth outpaces the national average by nearly double with more than 300,000+ new residents anticipated by 2030.

With thousands of miles of trails and some of the nation's most breathtaking views and activities, Colorado Springs attracts over 21 Million visitors annually! Colorado Springs is a place to pioneer prosperity.

**#1**

STATE FOR  
WORKFORCE  
AMERICA'S TOP STATES FOR  
BUSINESS 2022

**#1**

HOUSING MARKET  
FOR 2025  
REALTOR.COM

**#3**

BEST PLACE TO  
LIVE IN THE U.S.  
US NEWS 2025

**#5**

BEST PERFORMING  
CITY IN THE U.S.  
MILKEN INSTITUTE 2025

**#6**

BEST STATE  
ECONOMY IN U.S.  
WALLETHUB STATE ECONOMICS 2025

**\$27B**

ANNUAL REGIONAL  
ECONOMY

**32%**

EL PASO COUNTY'S  
POPULATION WILL  
GROW BY 32%  
IN 20 YEARS  
COLORADO STATE DEMOGRAPHY OFFICE

**38.4%**

RESIDENTS HOLDING A  
BACHELOR'S DEGREE  
OR HIGHER

**747,834**

2024 COUNTY  
POPULATION

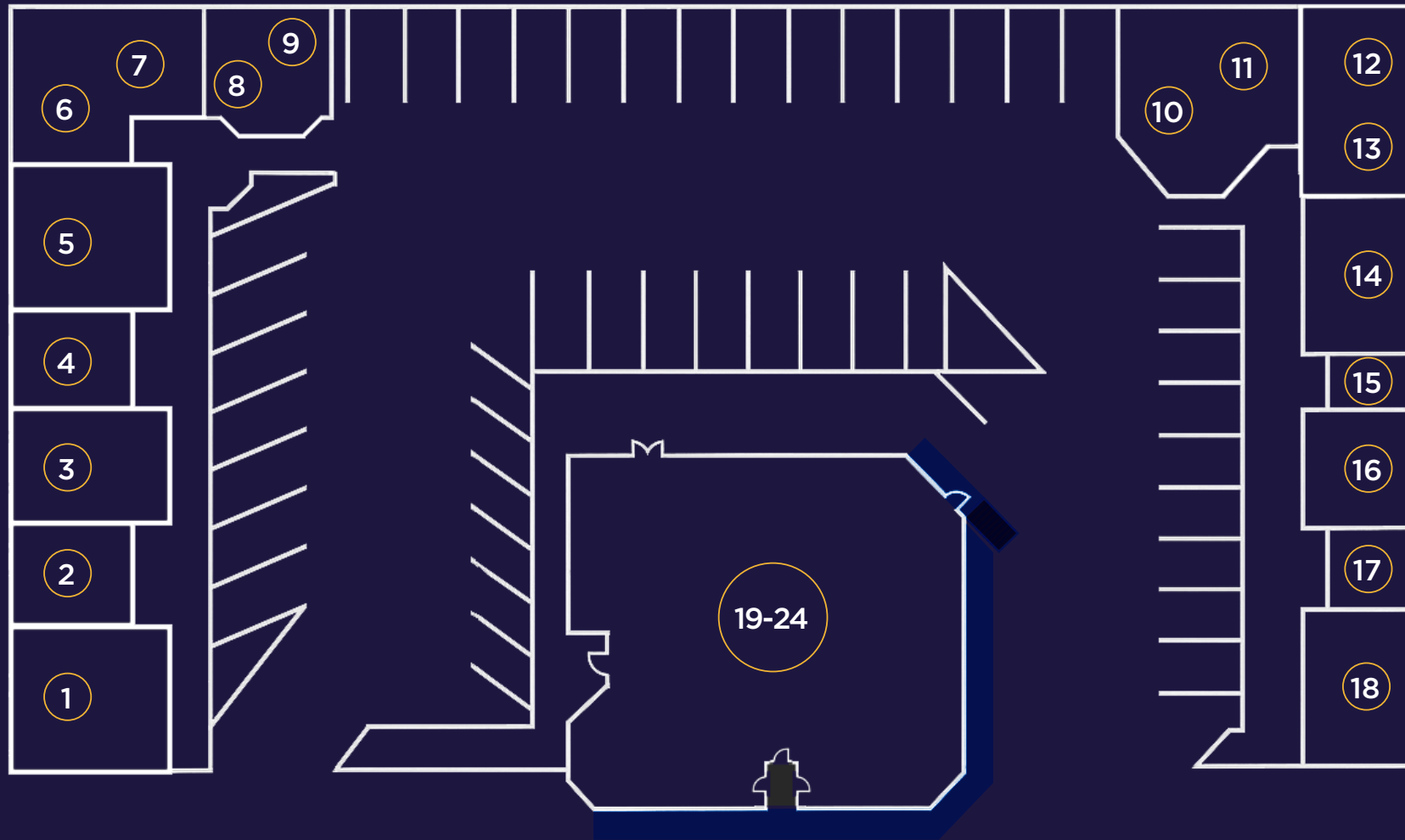




III

*Tenancy* **OVERVIEW**

# *Old Colorado Square* **SITE PLAN**



**W COLORADO AVE**

 **13,002 VPD**

# Tenancy OVERVIEW

SORTED BY UNIT SIZE

\*If available Tenant website linked to logo



**Jake & Telly's**  
GREEK TAVERNA

**ANCHOR TENANT**

**TENANT OVERVIEW**

Tenant Size	3,689 SF
Lease End	Jun. 2031
Suite #	24

Located in beautiful historic Old Colorado City on the west side of Colorado Springs, Jake and Telly's Greek Taverna has been delighting loyal guests since 1997. Their delicious and innovative Greek specialties are made with fresh local ingredients, like Paopu perfected at his Philadelphia restaurant, and then served with classic Mediterranean hospitality. We have something for every palate, from a kids menu, to vegetarian and vegan options.



**Jake & Telly's**  
GREEK MARKET

**ANCHOR TENANT**

**TENANT OVERVIEW**

Tenant Size	736 SF
Lease End	Jun. 2031
Suite #	1-2

Jake and Telly's Greek Taverna has opened a vibrant Greek Market right in historic Old Colorado City, bringing you all your favorite ingredients—from rich imported olive oils and delightful cheeses to mouthwatering jams and artisanal breads. Don't miss our delicious ready-made hummus and tzatziki, plus a unique showcase of local artists' works!



**YELLOW MOUNTAIN TEA HOUSE**



**ANCHOR TENANT**

**TENANT OVERVIEW**

Tenant Size	2,531 SF
Lease End	Oct. 2031
Suite #	21-23

Yellow Mountain Tea House is a long-standing, locally owned tea house and Asian-fusion eatery known for its serene atmosphere and authentic offerings. Located in the heart of Old Colorado City, the tenant has built a loyal customer base among both residents and tourists. Their space includes a tranquil garden patio, enhancing the experiential dining environment. With a lease extending through 2031, Yellow Mountain Tea House contributes to the property's stability and cultural appeal.



***"Memorable dining experience awaits at 4.5-star dim sum spot in Colorado Springs"***

Aug 17, 2025

# Tenancy OVERVIEW



## TENANT OVERVIEW

Tenant Size	944 SF
Lease End	Feb. 2026
Suite #	19

MOUNTAIN MERCANTILE is a cornerstone retailer offering rustic home décor, souvenirs, and Colorado-themed gifts. A long-established presence in Old Colorado City, the shop caters to the area's steady stream of tourists and day-trippers looking for memorable items and local charm. With a large and diverse inventory, the store draws consistent foot traffic and serves as a major anchor tenant within the shopping center. Its appeal spans generations, contributing to long-term stability.



## TENANT OVERVIEW

Tenant Size	813 SF
Lease End	Jul. 2026
Suite #	6

STEADFAST TATTOO STUDIO is a professional tattoo studio known for its high-quality custom artwork and experienced artists. The studio has cultivated a strong reputation for creative expression, client trust, and artistic craftsmanship. Its presence attracts a loyal following and contributes to the district's eclectic personality, while also drawing walk-in business from the neighborhood's steady pedestrian traffic.



## TENANT OVERVIEW

Tenant Size	674 SF
Lease End	Jul. 2030
Suite #	8 & 14

FALLEN TREE CANDLE & CO. is a locally owned candle boutique specializing in hand-poured luxury soy candles crafted in Colorado. Their products are made with 100% American-grown soy wax, phthalate-free fragrance oils, and cotton/paper wicks. The brand emphasizes both craftsmanship and conservation—partnering with the National Forest Foundation to support U.S. forest restoration efforts with every purchase.

# Tenancy OVERVIEW

1ST CHOICE  
COUNSELING AND  
SOCIAL WORKER

## TENANT OVERVIEW

Tenant Size	652 SF
Lease End	May 2027
Suite #	7

1st Choice Counseling LLC operates as an outpatient counseling, social worker and recovery support center located in Old Colorado Square. Licensed locally and serving adults and young adults, it accepts both self-pay and insurance to offer accessible care in a convenient, walkable location for community wellness and client engagement.

MELISSA GUERIN  
ESTHETICIAN

## TENANT OVERVIEW

Tenant Size	648 SF
Lease End	Nov. 2025
Suite #	11

MELISSA GUERIN is a licensed esthetician specializing in eyebrow shaping, eyelash lifts, and related beauty services. Operating from a private studio within Old Colorado Square, she offers detailed, appointment-based treatments in a quiet, professional setting. With a focus on enhancing natural features through precise, personalized care, Melissa contributes to the center's beauty and wellness offerings while fostering repeat visits from a loyal client base.



## TENANT OVERVIEW

Tenant Size	645 SF
Lease End	May 2028
Suite #	13

The White Yarrow operates as the administrative office for a locally managed short-term rental business serving the Manitou Springs and Colorado Springs area. From this location within Old Colorado Square, the company oversees bookings, guest communications, and property coordination for its vacation rental portfolio. The office provides a professional base of operations in a walkable, centrally located district, contributing to the mix of boutique businesses and service providers at the center.

# Tenancy OVERVIEW



## TENANT OVERVIEW

Tenant Size	636 SF
Lease End	Mar. 2027
Suite #	20

MERLIN'S REALM is a specialty metaphysical and gift shop offering a curated selection of handcrafted magic wands, gemstone jewelry, energy amulets, tarot cards, crystals, sage, and wizard kits. Most of the wands are made in-house at a local woodshop, crafted by an experienced artisan with over 25 years of metaphysical practice. The store serves a loyal customer base of spiritual seekers, tourists, and collectors alike.



## TENANT OVERVIEW

Tenant Size	569 SF
Lease End	Aug. 2030
Suite #	13

MOLLY SUE'S SALON is a vibrant, appointment-based hair salon operating within Old Colorado Square. Known for its friendly atmosphere and skilled team of stylists, the salon offers a range of services including balayage, color treatments, curly cuts, braiding, and keratin smoothing. With a personalized approach to client care, Molly Sue's serves a loyal base of local customers while also welcoming walk-ins and seasonal visitors. As a beauty-focused service provider, the tenant adds variety to the center's offerings and contributes to steady foot traffic.



## TENANT OVERVIEW

Tenant Size	558 SF
Lease End	Sep. 2026
Suite #	15-16

CRAZEE CRAVES is a Hispanic woman-owned candy and novelty shop specializing in South Texas-style treats. The store offers an enticing variety of sweet-and-spicy candies, rim dips, Mexican instant noodles, specialty seasonings, and pickles—a flavor profile not commonly found elsewhere in the local market. Known for its vibrant and colorful storefront, Crazees Craves brings a unique culinary experience to the property.

# Tenancy OVERVIEW



## TENANT OVERVIEW

Tenant Size	536 SF
Lease End	May 2027
Suite #	9

CONSCIOUS LIVING is a locally owned metaphysical and wellness shop offering a thoughtfully curated selection of books, crystals, tarot and oracle cards, spiritual tools, and holistic wellness products. The store also carries a range of locally crafted goods, including handmade jewelry, candles, and gifts that reflect the values of mindfulness and intentional living. With a knowledgeable staff and calming in-store environment, Conscious Living attracts a mix of devoted local customers and curious visitors.



## TENANT OVERVIEW

Tenant Size	517 SF
Lease End	Jun. 2027
Suite #	10

LE SOLEIL is a locally owned metaphysical and lifestyle boutique offering a curated collection of crystals, candles, incense, and self-care products. Formerly known as Whimsy Well, the shop has rebranded to reflect a broader focus on light, intention, and holistic living. Le Soleil also features goods from local makers and occasional pop-up offerings, creating a unique and welcoming retail experience.



## TENANT OVERVIEW

Tenant Size	500 SF
Lease End	Nov. 2025
Suite #	3-4

ADJUST DO IT CHIROPRACTIC is a wellness-focused chiropractic clinic led by Dr. Robin Koppari, a licensed chiropractor serving the Colorado Springs area since 1995. The practice offers spinal adjustments, injury recovery support, and wellness care tailored to individual patient needs. With a focus on natural healing and long-term spinal health, Adjust Do It serves both new and returning patients from its office within Old Colorado Square.

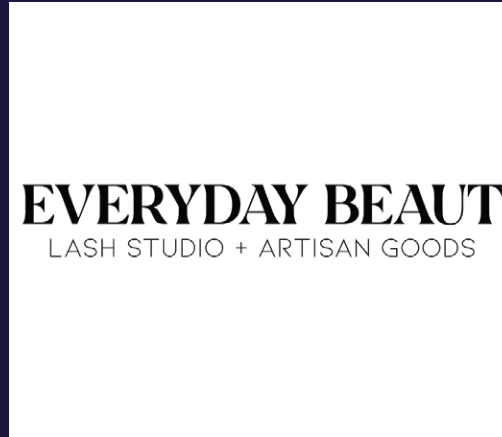
# Tenancy OVERVIEW



## TENANT OVERVIEW

Tenant Size	484 SF
Lease End	Dec 2026
Suite #	5

MOON MAIDEN is a metaphysical gift and supply shop offering a variety of spiritual and ritual items including crystals, candles, incense, herbs, tarot cards, and locally crafted goods. Formerly known as Celestial Moons, the shop has rebranded under new ownership with a continued focus on serving the Old Colorado City community. Moon Maiden curates a warm, inclusive environment that appeals to both seasoned spiritual practitioners and curious newcomers.



## TENANT OVERVIEW

Tenant Size	473 SF
Lease End	Mar 2027
Suite #	18

EVERYDAY BEAUTY is a beauty and skincare boutique specializing in clean, cruelty-free products and services focused on enhancing natural beauty. Founded by a licensed esthetician, the shop offers lash lifts, brow shaping, facials, skincare consultations, and a curated retail selection of clean beauty products. Everyday Beaut emphasizes education and skin health, catering to clients seeking results-driven treatments in a relaxed, welcoming environment.

# Exclusive Listing Brokers



Colorado Springs  
Commercial

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Sr Managing Director

Colorado Springs Commercial

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## CHUCK ARMSTRONG

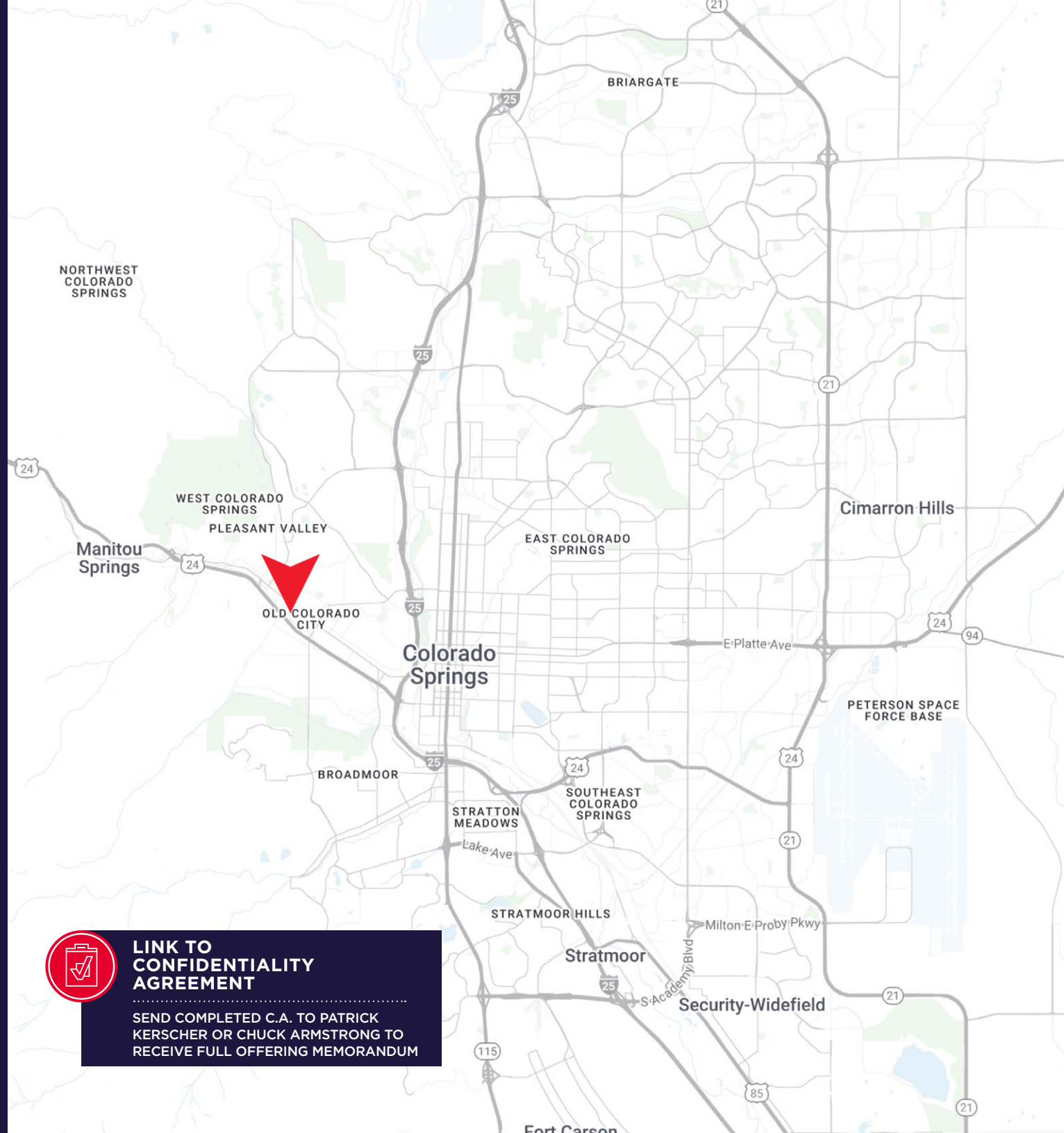
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