

# MATTHEWS™



Access to Downtown CO Springs, I-25 & Hwy-24 |  $\pm 3,170$  SF |  $\pm 12'$  Clear Height Warehouse Space

## 931-935 S Tejon St

Colorado Springs, CO 80903

Industrial  
Investment Opportunity  
Offering Memorandum

## Exclusively Listed By



**Jack Kuzio**

Associate

**(720) 204-1982**

[jack.kuzio@matthews.com](mailto:jack.kuzio@matthews.com)

License No. 100103394 (CO)



**Spencer Mason**

Vice President

**(303) 418-8668**

[spencer.mason@matthews.com](mailto:spencer.mason@matthews.com)

License No. 100082695 (CO)

**Brayden Conner**

Broker of Record

Broker Lic No. ER.100106933 (CO)

Firm Lic No. EC.100099522 (CO)

**MATTHEWS**™



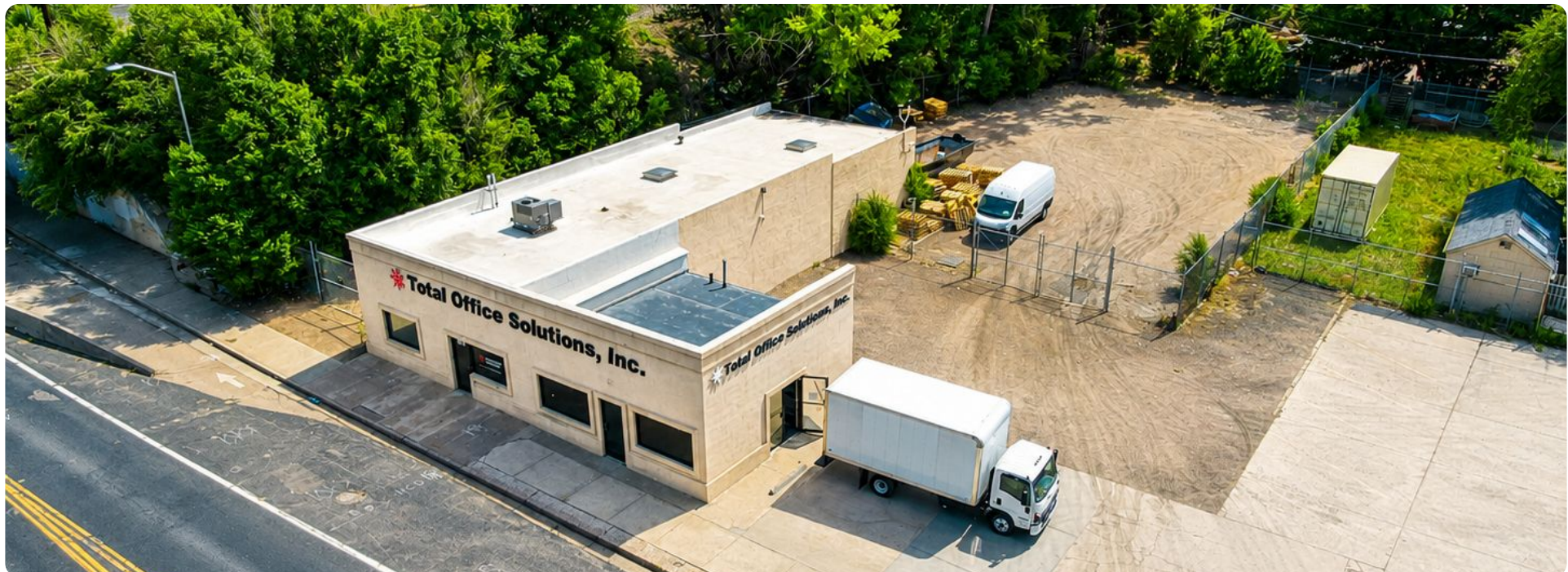
# Executive Summary

## The Opportunity

Matthews™ is pleased to present the exclusive opportunity to acquire the fee simple interest in 931–935 S Tejon Street, Colorado Springs, Colorado. This industrial/flex property consists of a ±3,170 square foot building situated on a ±0.42-acre dual-tract site at the southern edge of Downtown Colorado Springs.

Strategically positioned with convenient access to Interstate 25 and Highway 24, the property offers excellent regional connectivity for logistics, distribution, and service-oriented operations. The highly flexible FBZ-T1 zoning allows for a broad range of uses, making it well-suited for contractors, light manufacturing and assembly, service businesses, or creative users seeking to reposition the asset for office, retail, or mixed-use commercial purposes.

Located within an active commercial corridor on the outskirts of downtown, 931-935 S Tejon Street offers an excellent opportunity to acquire a functional flex/industrial facility with a secure outdoor storage lot.



# Investment Highlights

## Property Highlights

- **±3,170 SF industrial/flex building on a ±0.42-acre site**, offering a functional layout for a variety of business uses.
- **Low 17.32% site coverage**, providing excess land for outdoor storage, vehicle parking, or future expansion.
- **Durable concrete masonry block construction** designed for long-term reliability and low maintenance.
- **Fully fenced and secured yard**, ideal for equipment storage, fleet parking, and contractor operations.
- **Two (2) grade-level doors** provide convenient access for loading, shipping, and daily operations.
- **±12' clear-height warehouse area suitable for storage**, light industrial, and service-related uses.
- **Approximately 35% warehouse / 65% office configuration**, creating an efficient balance of operational and administrative space.
- **Well-suited for contractors, service businesses**, light industrial users, and owner-occupants seeking flexible functionality.
- **Excellent access to I-25, Highway 24, and Downtown Colorado Springs**, offering strong regional connectivity.
- **Fresh roof coating (currently in progress)** covering the majority of the building for enhanced longevity.
- **Rare infill opportunity combining immediate functionality** with future redevelopment potential in a desirable commercial corridor.



# Interior Photos





**Colorado College**  
±15,000 Students

Downtown  
Colorado  
Springs



**UCHealth Memorial  
Hospital Central**  
±413 Beds | ±3,488 Employees



**SAFEWAY**



**Walmart  
Supercenter**



**Walmart  
Supercenter**



**THE  
HOME  
DEPOT**



**FedEx**  
Ground  
Shipping Company  
±550 Employees



**Peterson Space Force Base**  
±8,200 active-duty, civilian, and contractor personnel


**Subject  
Property**



**Overlook at Spring Creek by  
Challenger Homes**  
±30 Single-family homes



**Walmart  
Supercenter**



**Colorado Springs Airport**  
±2.47 M Annual Passengers  
\$5.2 billion annual business revenue generated by airport

115  
±41,000 VPD



**THE  
HOME  
DEPOT**



**WM  
WASTE MANAGEMENT**



**THE  
HOME  
DEPOT**  
Distribution  
Center  
±400 Employees



**MICROCHIP**  
Computer Hardware  
Manufacturer  
±1,200 Employees



**The Broadmoor World Arena**  
the largest indoor sports and entertainment venue in  
Southern Colorado  
±500,000 visitors per year



**amazon**  
Warehouse  
±2,500 Employees



±64,000 VPD

24

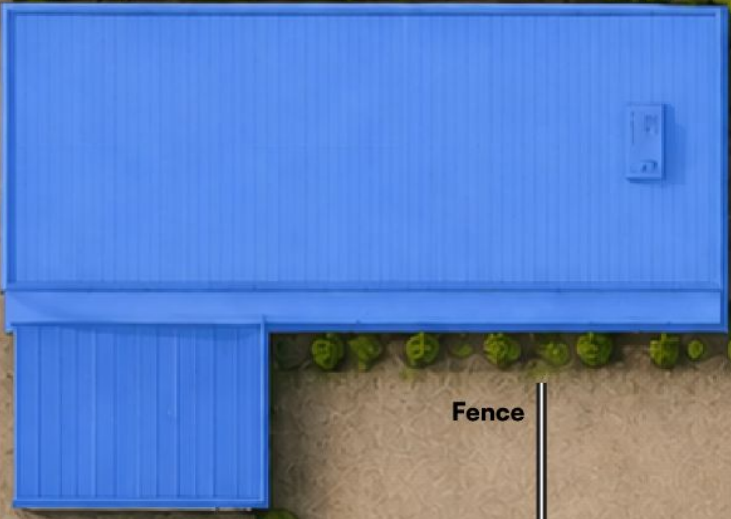
±46,000 VPD

±129,000 VPD

25



Fence



Fence

STajon St



# Financial Summary

**\$875,000**

List Price

**\$276.03**

Price Per SF

## Property Details

Address	931-935 S Tejon St, Colorado Springs, CO 80903
County	El Paso
Market	Colorado Springs
Ownership	Fee Simple
APN	931 S Tejon St: 6419211004 935 S Tejon St: 6419211005
Property Taxes (2025)	\$11,211
Building	±3,170 SF
Land	±0.42 AC
Year Built	931 S Tejon St: 1957 935 S Tejon St: 1953
Construction	Masonry
Drive-ins	2
Zoning	FBZ-T1



# Colorado Springs , CO

## Market Demographics

**709,000**

Total Population

**400,000**

Employed Population



### Local Market Overview

The Colorado Springs industrial market is supported by strong population growth, a significant military and aerospace presence, and continued in-migration from higher-cost Western states. Demand is driven by a mix of defense contractors, logistics users, light manufacturing, and regional service providers, with aerospace-related growth anchored by Peterson Space Force Base and the U.S. Air Force Academy. These employment drivers support stable absorption across both flex and warehouse product types.

Located along the I-25 corridor, Colorado Springs provides key north-south connectivity between Denver and Southern Colorado, strengthening its role as a regional distribution and service hub. Limited infill land and rising construction costs have constrained new supply in core areas, supporting steady rent growth and relatively tight vacancy in newer industrial inventory.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	10,557	93,735	222,049
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	5,482	43,901	97,689
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$85,261	\$108,841	\$105,554

## Economic Drivers

Colorado Springs' industrial market is anchored by a highly stable defense and aerospace ecosystem that provides a consistent foundation for long-term industrial demand. Major installations such as Peterson Space Force Base and the U.S. Air Force Academy drive significant employment in space operations, cybersecurity, intelligence, missile defense, and advanced communications, creating a durable base of government and contractor-related industrial activity. This presence is further supported by a growing cluster of private aerospace, engineering, and technology firms that continue to expand within the region.

In addition to defense, Colorado Springs has steadily diversified its industrial base into logistics, light manufacturing, and regional distribution. Its strategic location along the Front Range corridor, with direct access to Interstate 25, enhances connectivity to Denver, Pueblo, and broader regional markets, making it a cost-effective alternative to higher-priced northern industrial hubs. Continued in-migration and a growing labor pool further support tenant demand, while a mix of small-bay industrial and flex users contributes to steady and broad-based absorption trends.



## Attractions

Colorado Springs offers a strong quality-of-life environment that plays an important role in sustaining population growth and supporting industrial workforce needs. The area is defined by its access to premier outdoor and natural amenities, including Pikes Peak and the iconic formations at Garden of the Gods, both of which serve as major regional and national draws. These assets continue to attract residents from higher-cost Western markets, reinforcing long-term in-migration trends and supporting household formation.

The city also benefits from a strong and stable military community that contributes to economic resilience and cultural identity, while also supporting consistent demand for housing and services. In addition, a growing tourism and recreation economy—supported by year-round outdoor activities, sporting events, and regional visitation—enhances the city's broader appeal. Together, these factors strengthen Colorado Springs' ability to attract and retain both employers and talent, reinforcing its long-term industrial and economic fundamentals.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **931-935 S Tejon St, Colorado Springs, CO, 80903** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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