

3950 – 3970 E. BIJOU ST.
COLORADO SPRINGS, CO 80916

CORE
COMMERCIAL
BROKERAGE CO.

DPC
COMPANIES
Fully Invested in the Future

EXCEPTIONAL OWNER-USER OPPORTUNITY*

Build Equity & Wealth Through Ownership
Great SBA Loan Candidate – Only 10% Down
10,000 – 20,000 SF Available For Occupancy

NEW ROOF
NEW HVAC
NEW PARKING LOT
NEW LANDSCAPING
NEW LOADING DOORS
NEW STOREFRONTS
NEW OFFICE FINISHES
NEW LED LIGHTING

LEASE / SALE
CORE
COMMERCIAL
BROKERAGE CO.
719-822-1800
Colorado Springs
UP TO +/- 28,000 SF AVAILABLE
OFFICE/WAREHOUSE WITH REAR LOADING DOORS
www.3950Bijou.com
DPC

Scan For



Property Website

SALE: \$5,500,000 (WELL BELOW REPLACEMENT COST)

LEASE: FROM \$11.50 NNN

***CALL FOR DETAILS ON HOW YOU OR YOUR CLIENT CAN OWN**
THIS PROPERTY FOR THE EQUIVALENT OF

\$7.50 NNN

LEASE RATE



DRIVE IN DOORS



NEW SPEC SUITE

Space Available	± 9,168–20,125 SF
Site Size	3.3 Acres
Clear Height	16'
Loading	(3) 9'x9' Drive-ins
Power	3 Phase, 600 Amp
Parking	Shared
HVAC	100% Combo RTU's and Forced Gas Heaters
Zoning	MX-L P AO
Construction	Cinder Block/Concrete
Rent	From \$11.050 NNN Year 1
NNN Expenses	2026 Estimated at \$3.65/SF
For Sale	\$5,500,000



SITE PLAN

Suite 100
9,223 SF
ImageFirst

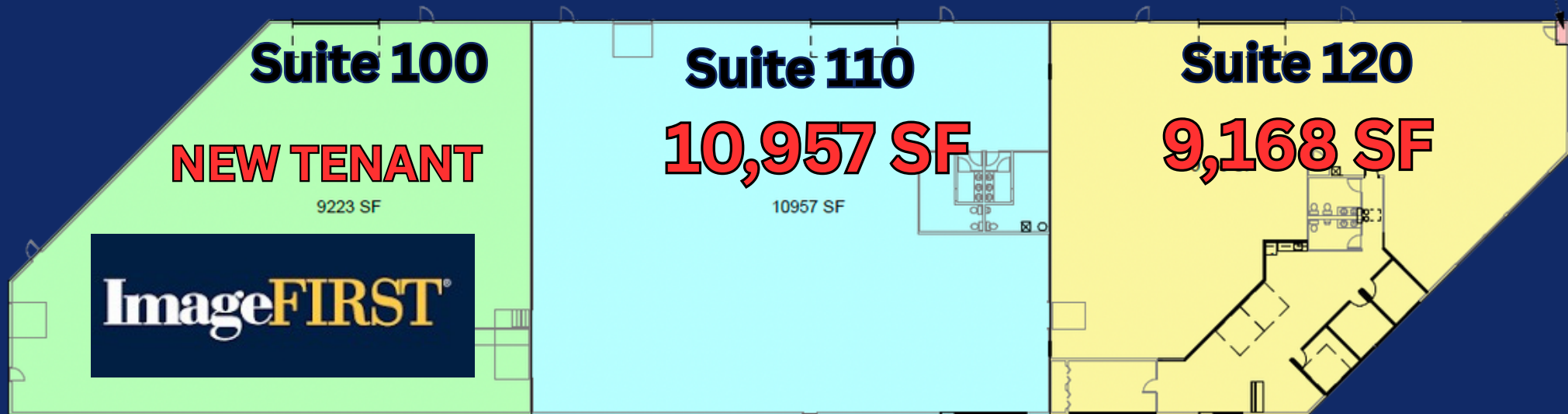
Suite 110
10,957 SF
Avail Now

Suite 120
9,168 SF
Avail Now

ImageFIRST®



FLOOR PLAN





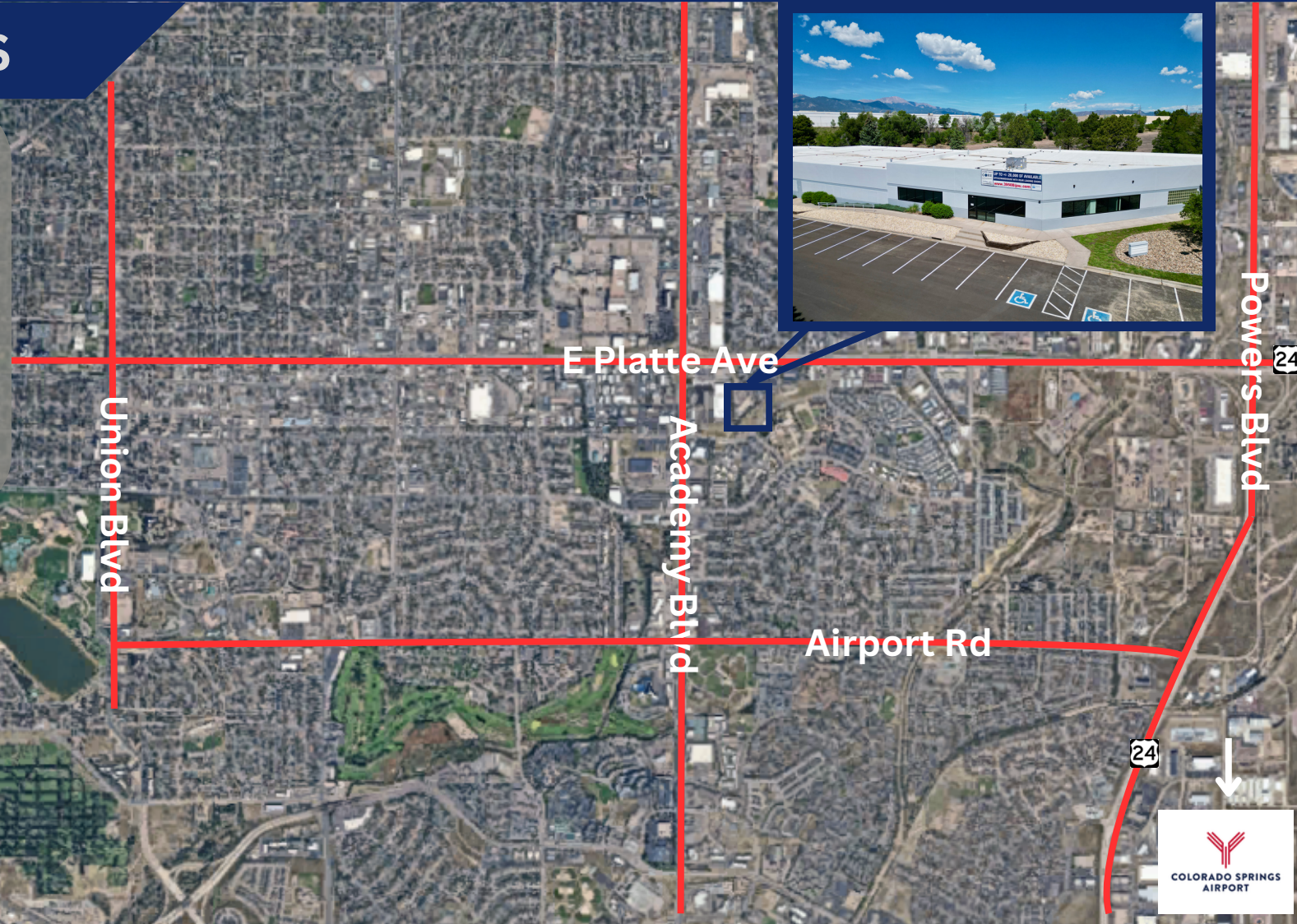
3950 – 3970 E BIJOU STREET

COLORADO SPRINGS, CO 80916

~ DRIVE TIMES

COS Airport - 15 min.
Downtown COS- 12 min.
Fountain - 22 min.
Pueblo - 45 min.
Monument- 33 min.

DIA - 85 min.
I-70 - 80 min.
CO 470 - 60 min.
Castle Rock - 50 min.



FOR MORE INFORMATION, PLEASE CONTACT:

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Principal Broker

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OWNERSHIP COST ANALYSIS



Purchase Transaction with SBA 504 Financing	
Sale Price (28,838 SF)	5,500,000.00
Estimated Closing Costs	11,500.00
Total Project Cost	5,511,500.00
Down Payment (10.2%)	(564,900.00)
Total Financed (89.8%)	4,960,350.00
Monthly Debt Service	(33,949.00)
Ownership Cost Analysis	
Annual Debt Service (25 year amortization)	(407,388.00)
Annual Depreciation Expense	(135,897.44)
Years 1-5 Average Annual Interest Expense	(315,536.13)
Operating Expenses	(108,750.00)
Rental Income (9,000 SF tenant at \$15.56/SF modified gross)	140,000.00
Average Net PreTax Expense	(420,183.57)
(Depreciation+Average Interest Expense+Operating Expenses-Rental Income)	
AVERAGE ANNUAL TAX SAVINGS (25% tax bracket)	105,045.89
Effective Average Annual Expense (avg. net pretax expense - avg tax savings)	(315,137.67)
Effective Average Cost Per Occupied* SF (Includes NNN Expenses)	(15.76)
AVERAGE ANNUAL PRINCIPAL REDUCTION	91,851.87
ANNUAL NET EFFECTIVE COST PER SQ. Ft.	(11.16)
(Average Cost Per Occupied SF minus Average Annual Principal Reduction)	
Annual Net Cash Outlay Per Sq. Ft. (on ~20,000 SF occupied)	(13.55)
(Based on total debt service and operating costs minus rental income and tax savings)	
Current Asking Lease Rate Per SF (Base Rent + Operating Costs)	15.15



FOR MORE INFO:



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Additional expenses may also be deductible. Core Commercial does not make any representations or warranties about the validity of this information. All information, while not guaranteed, is from sources deemed reliable and should be verified by the recipient. Additionally, please address these items further with a tax advisor. This example assumes depreciation = 7% of cost for 39 year schedule, interest expense averaged over 300 months, assumes 25% effective tax bracket, blended interest rate = 6.65% at the time, blended loan term = 300 months. This analysis may not include all occupancy/operating costs.