FOUNTAIN RETAIL AVAILABLE

SEC Mesa Ridge Pkwy & Syracuse St, Fountain, CO

Lot	Acreage	Availability
1	1.07	Leased (ENT)
2	1.06	Deal Pending (Coffee)
3	0.98	Leased (Chipotle)
4	0.79	Leased (AutoZone)
5	0.62	Leased (Vavoline)
6	1.24	Leased (Whataburger)
Retail Shops	0.87	See Page 2

DEVELOPED BY:

Evergreen Multifamily Retail Industrial

DEVELOPER CONTACT:

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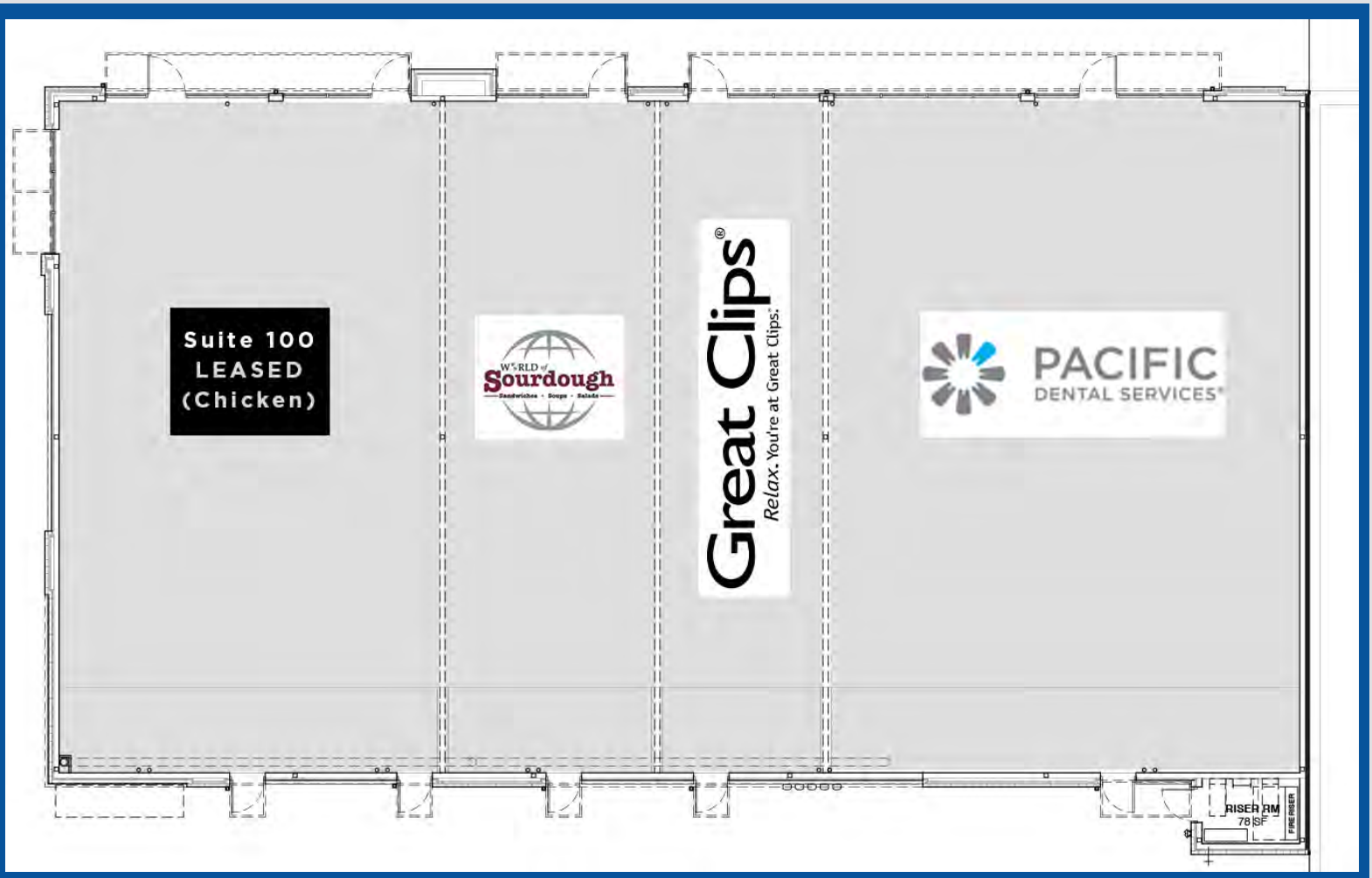
PROPERTY FEATURES:

- Last pad site remaining in King Soopers anchored center
- High traffic counts and great visibility
- Under-served trade area
- Close proximity to Fort Carson with 26,530 active duty military and 74,814 total population

RETAIL SHOPS - 100% LEASED

SEC Mesa Ridge Pkwy & Syracuse St, Fountain, CO



Suite	Square Footage	Availability
100	2,400	Leased (Chicken)
120	1,320	Leased (World of Sourdough)
130	1,023	Leased (Great Clips)
140	2,936	Leased (Pacific Dental)

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DEMOGRAPHICS

POPULATION

1 Mile:	7,705
3 Mile:	54,455
5 Mile:	100,943

EMPLOYEES

1 Mile:	1,333
3 Mile:	6,162
5 Mile:	14,956

AVG. HH INCOME

1 Mile:	$100,782
3 Mile:	$112,051
5 Mile:	$108,463

HOUSEHOLDS

1 Mile:	2,632
3 Mile:	18,087
5 Mile:	31,992

TRAFFIC COUNTS

Mesa Ridge east of Hwy 85:	33,603 vpd
Hwy 85 north of Mesa Ridge:	21,000 vpd

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Disclosure Agreement

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