

PRIME FOUNTAIN, CO REDEVELOPMENT OPPORTUNITY

Available Q3 2026

3 Assembly Ct.
Fountain, Colorado
80817



Property Details

Size	4.91 AC (218,880 SF)
Zoning	SO (Small Office/Warehouse District)
Buildings	<ul style="list-style-type: none">- Office Warehouse - 14,251 SF (2,400 SF Office)- Warehouse - 12,720 SF (100% Warehouse)
Price	\$2,600,000
Highlights	<ul style="list-style-type: none">- Adjacent to new Grocery Anchored Retail Center- High traffic counts and good visibility- Under served trade area- Close proximity to Ft. Carson with 26,530 soldiers- Highway 85/87 frontage of 536.9 feet



DEMOGRAPHICS - Radius, Miles

	1 Mile	3 Mile	5 Mile
Population	5,792	52,619	102,260
Projected Population (2029)	6,321	54,522	105,961
Avg HH Income	\$89,468	\$106,243	\$102,331
Daytime Population (employees)	861	7,077	14,934

TRAFFIC COUNTS

	Cars Per Day
Hwy 85/87 North of Mesa Ridge Pkwy	20,000
Hwy 85/87 North of Mesa Ridge Pkwy	18,000
Mesa Ridge Pkwy East of Hwy 85/87	36,000

Contact Us

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