

Retail Space For Lease

Camden Shops

6720 Camden Blvd
Fountain, CO 80817



PROPERTY SUMMARY

New Roof - New Paint

Camden Shops is located on Camden Blvd. and has quick access and excellent visibility from Hwy 85/87. There is a large pylon sign that attracts attention to the building. It is located near Fort Carson Army base and has a strong surrounding tenant mix.

PROPERTY SPECIFICATIONS

BUILDING SIZE	4,573 RSF
AVAILABLE SPACE	768 RSF
LEASE RATE (NNN)	\$1,984 per month
OPERATING EXPENSE	\$8.00 PSF (Est. 2025)
YEAR BUILT	2001
ZONING	PBP



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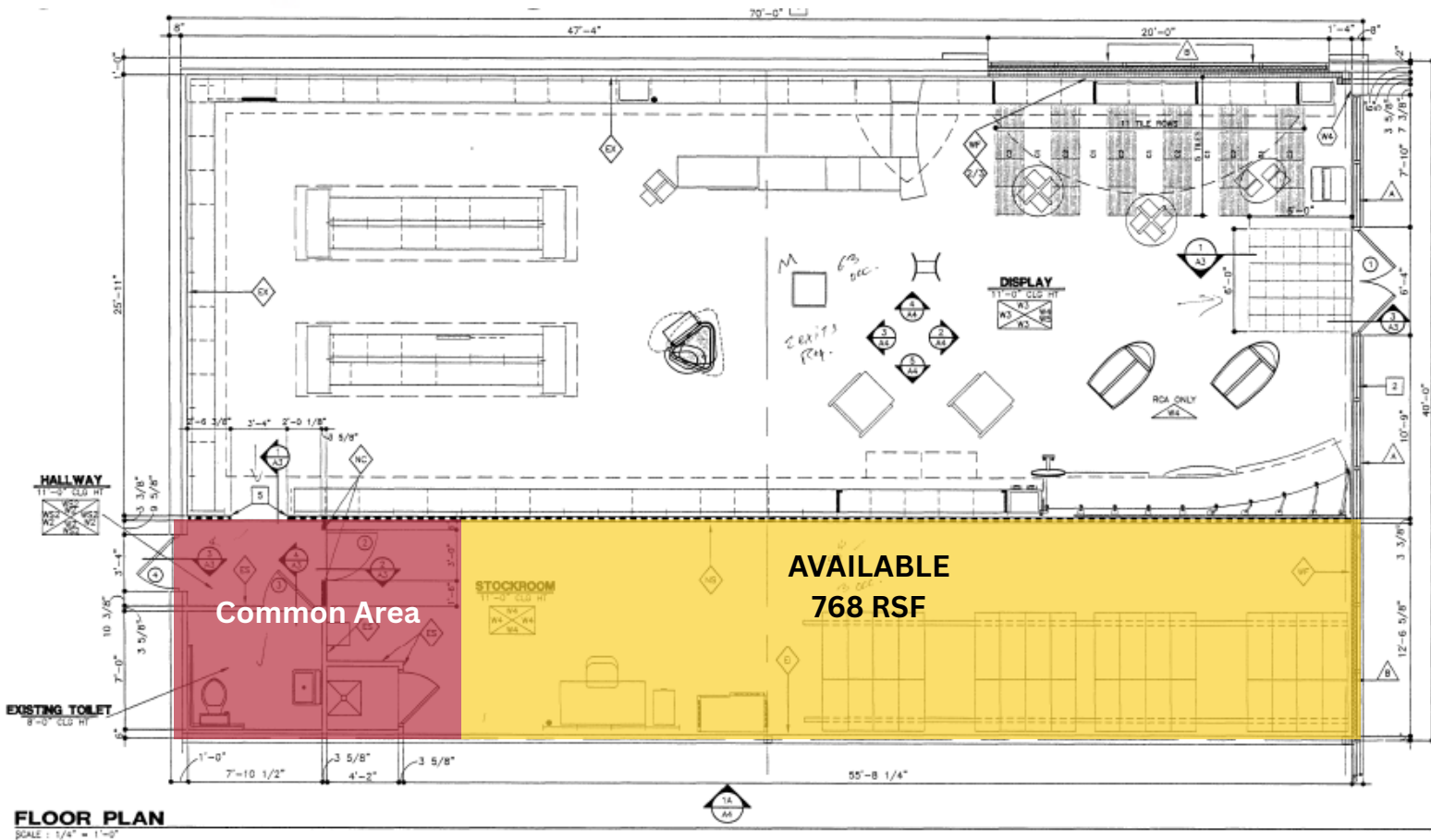
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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2024 POPULATION	8,105	50,277	143,456
HOUSEHOLDS	2,942	29,336	77,721
AVE HH INCOME	\$57,001	\$84,708	\$84,708

COMBINED TRAFFIC COUNTS

US Hwy 85	Center Valley Dr SE	18,365	VPD 2025
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