

FOR LEASE

PLATINUM CRE  
INVESTMENTS | BROKERAGE

# THE MART SHOPPING CENTER

6436 S. Hwy 85, Fountain, CO 80911



## ABOUT THE PROPERTY

Available retail/office space located within The Mart shopping center anchored by national retail tenants such as Anytime Fitness, Dollar Tree, and Goal Academy and is a shadow center to Walmart. The center has excellent exposure and access from US Highway 85.

## UNIT FEATURES

- **UNIT L: 1,748 RSF (Retail/Office - Available Now)**
- Open floor plan for a variety of retail uses
- Small, private offices and areas for storage
- Private restroom
- Above unit retail signage available
- Ample parking
- Strong tenant mix

## CONTACT

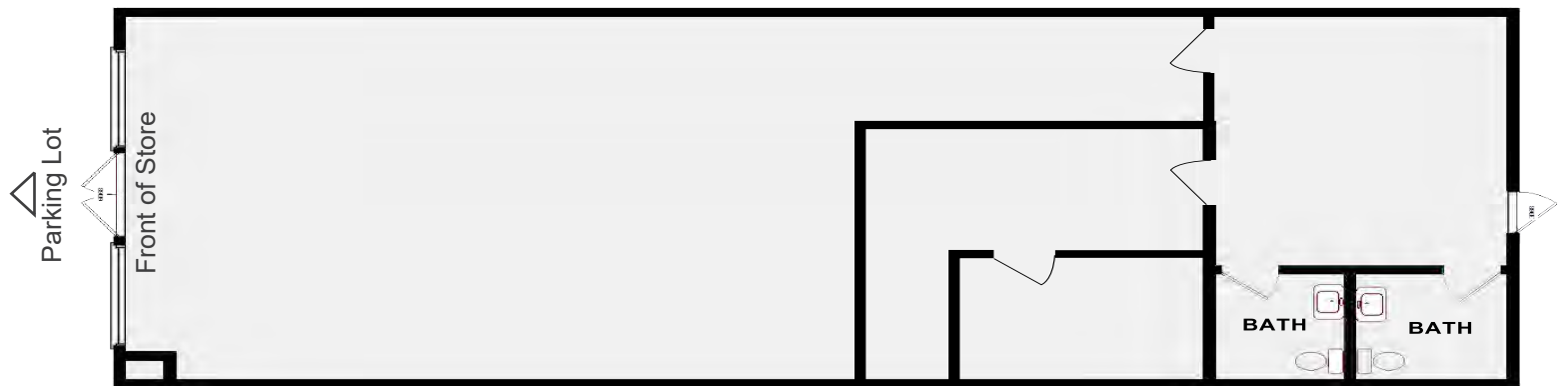
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**LEASE RATE**  
**\$20.00/SF NNN**  
+ Est. Expenses \$3.75/SF





## FLOORPLAN - SUITE L (1,748 RSF)







**#2 BEST PLACE TO LIVE**  
U.S. NEWS & WORLD REPORT

**#9 BEST PERFORMING CITY**  
MILKEN INSTITUTE, 2022

**#13 MOST EDUCATED CITY IN AMERICA**  
WALLETHUB, 2022





## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	8,746	45,761	131,173
Median Age	35	34	33
Total Households	3,154	15,644	43,512
Average HH Income	\$78,138	\$80,634	\$76,802
Daytime Employment	1,954	6,314	25,626

## TRAFFIC COUNTS

US Hwy 85 at Plaza Blvd	18,738 VPD
US Hwy 85 at Fontaine Blvd	21,966 VPD

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