

Retail for Lease

Markets at Mesa Ridge

6970 Mesa Ridge Pkwy
Fountain, CO 80817



PROPERTY SUMMARY

Markets at Mesa Ridge Parkway is a new exciting mixed use retail development located in the flourishing community of Fountain. Take the opportunity to lease the last suite available with a drive thru. Located about 10 minutes from Fort Carson and a part of almost 90 acres of retail development, this center is well positioned off of Mesa Ridge Parkway which is the primary thoroughfare.

BUILDING FEATURES

BUILDING SIZE	9,600 SF	
AVAILABLE SPACE	SIZE	LEASE RATE
• Suite 110	2,417 SF	\$36.00 PSF
NNN (Est. 2025)	\$9.50 PSF	



Greg Kaufman
Principal
c: 719.229.8041
gkaufman@kcreadvisors.com

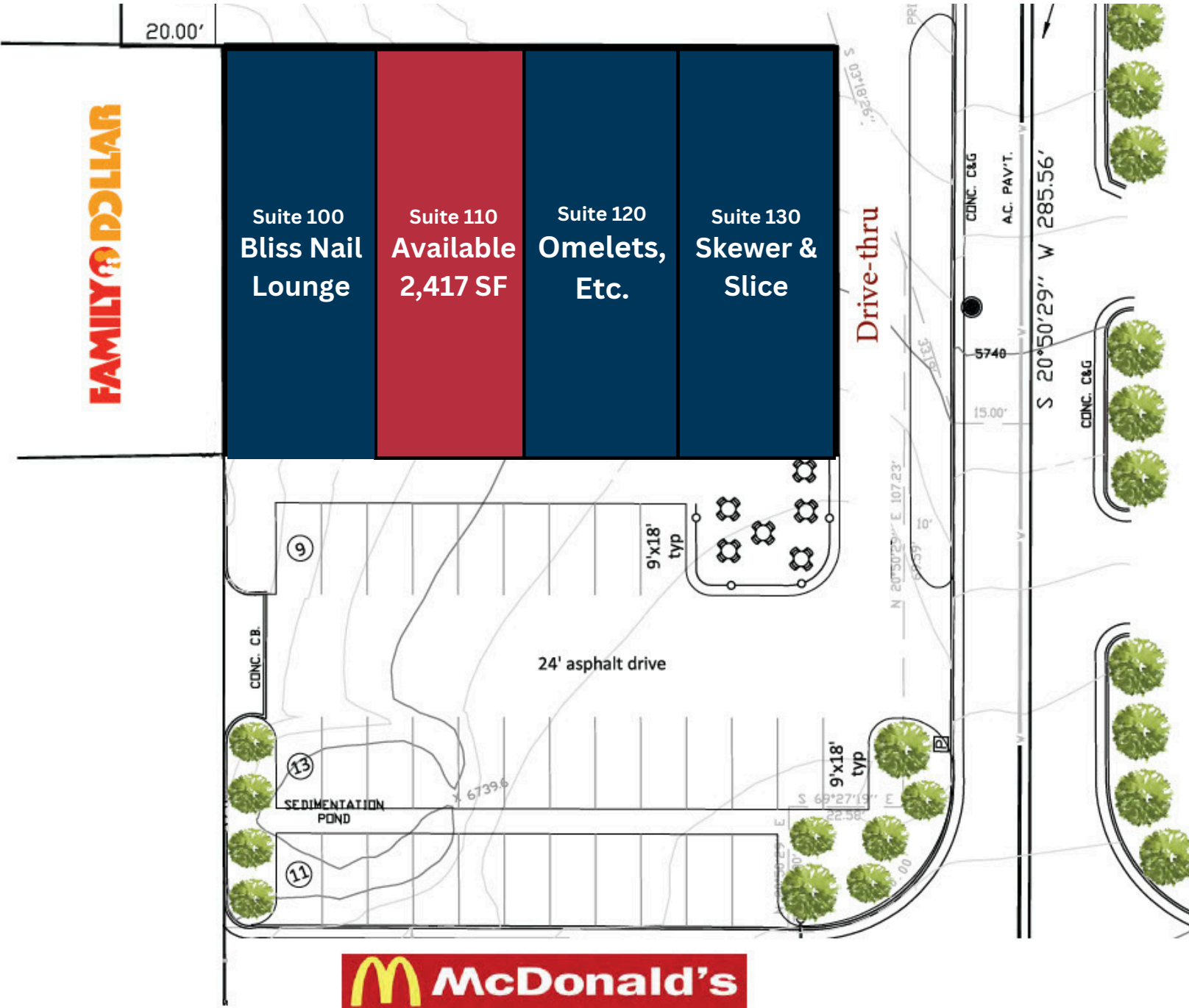
KCRE Advisors, LLC
13540 Northgate Estates Dr, STE 110
Colorado Springs, CO 80921
o: 719.309.3900
www.kcreadvisors.com



Retail for Lease

Markets at Mesa Ridge

6970 Mesa Ridge Pkwy
Fountain, CO 80817



Greg Kaufman
Principal
c: 719.229.8041
gkaufman@kcreadvisors.com

KCRE Advisors, LLC
13540 Northgate Estates Dr, STE 110
Colorado Springs, CO 80921
o: 719.309.3900
www.kcreadvisors.com



Retail for Lease

Markets at Mesa Ridge

6970 Mesa Ridge Pkwy
Fountain, CO 80817



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2024 POPULATION	12,828	47,301	88,240
HOUSEHOLDS	4,326	15,649	28,179
AVE HH INCOME	\$90,559	\$94,218	\$92,934

COMBINED TRAFFIC COUNTS

Mesa Ridge Pkwy	Fountain Mesa Rd NW	11,863	VPD	2024
-----------------	---------------------	--------	-----	------

*Sourced by CoStar

Greg Kaufman
Principal
c: 719.229.8041
gkaufman@kcreadvisors.com

KCRE Advisors, LLC
13540 Northgate Estates Dr, STE 110
Colorado Springs, CO 80921
o: 719.309.3900
www.kcreadvisors.com



Retail for Lease

Markets at Mesa Ridge

6970 Mesa Ridge Pkwy
Fountain, CO 80817



Greg Kaufman
Principal
c: 719.229.8041
gkaufman@kcreadvisors.com

KCRE Advisors, LLC
13540 Northgate Estates Dr, STE 110
Colorado Springs, CO 80921
o: 719.309.3900
www.kcreadvisors.com

