



7705–7791 Office Circle Fountain, Colorado 80817

PROPERTY HIGHLIGHTS

- Land Area: 6.94 Acres
- Zoning: CR (Commercial Regional), City of Fountain
- Frontage Access: Bandley Drive
- Visibility: Directly off I-25 & Highway 16
- Neighboring Sites: Love's Travel Stop & Microtel (63-room hotel)
- Nearby Retail: Camping World, KOA, Walmart
- Traffic Counts: Up to 41,000 VPD
- Price: \$1,600,000



LAND AREA

6.94 AC



ZONING

CR



PRICE

\$1,600,000

PROPERTY DESCRIPTION

Located just east of Fort Carson in the growing Fountain market, 7705–7791 Office Circle offers 6.94 acres of commercial development potential in a high-visibility location. This rare assemblage of five pad-ready parcels is zoned CR – Commercial Regional, allowing for a wide variety of uses including retail, lodging, restaurants, offices, medical, childcare, and more (see zoning table for complete list).

The site is strategically positioned between two high-traffic drivers—Love's Travel Stop and a 63-room Microtel hotel—and benefits from consistent traffic via I-25 and Hwy 16. With large retail anchors nearby such as Walmart, KOA, and Camping World, this location presents a highly accessible and visible commercial corridor for future development.

This is a premier opportunity for retail developers, hotel operators, and investors to secure shovel-ready land in one of Colorado's most active growth corridors.



KAYLA MAHONEY · ENGEL & VÖLKERS
DENVER

1041 S Gaylord Street | O (720) 692-6563 | M (860)-716-1267
kayla.mahoney@engelvoelkers.com | dstreetbrokers.com



CHRISTIANNE BLEVINS · LAND QUEEN TERRA
FIRMA CONSULTANTS

M (720) 402-6699
land-queen@outlook.com

DEMOGRAPHICS MAP & REPORT



Population	29,498
Location	Traffic Count
I-25 & Carson Blvd	41,000
Mesa Ridge Pkwy & State Hwy 16	36,000
I-25 & Magrath Ave	34,000
State Hwy 16 & US 85	23,000
Households and Income	
Median Household Income	\$80,311
Average Household Size	30
Median Commute Time	27 minutes



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CONSULTANTS
M (860)-716-1267
land-queen@outlook.com

ADDITIONAL PHOTOS



KAYLA MAHONEY · ENGEL & VÖLKERS DENVER
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