

# Retail Building for Sale or Lease

606 S SANTA FE AVENUE, FOUNTAIN, CO 80817




## Overview

This 4,620 SF building is located at 606 S Santa Fe Avenue, situated on a spacious 2.3-acre lot. Positioned right off I-25, the property offers excellent accessibility and visibility. Currently home to Fountain Creek Winery & Eatery, the versatile layout is ideal for a variety of business uses. Additionally, the building is owner-occupied, and the business/FF&E could be included. Please call for additional information and to schedule a tour.

## Highlights

- Quick I-25 access
- High Visibility
- Great Redevelopment Location
- Large Lot

## Property Details

 <b>Sales Price</b> \$1,100,000	 <b>Lease Rate</b> Contact Agent
 <b>Building Size</b> 4,620 SF	 <b>Lot Size</b> 2.32 Acres
 <b>Zoning</b> RC	

Rev: July 23, 2024





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### Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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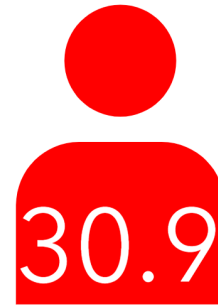
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## DEMOGRAPHICS



**26,527**  
Population



**30.9**  
Median Age



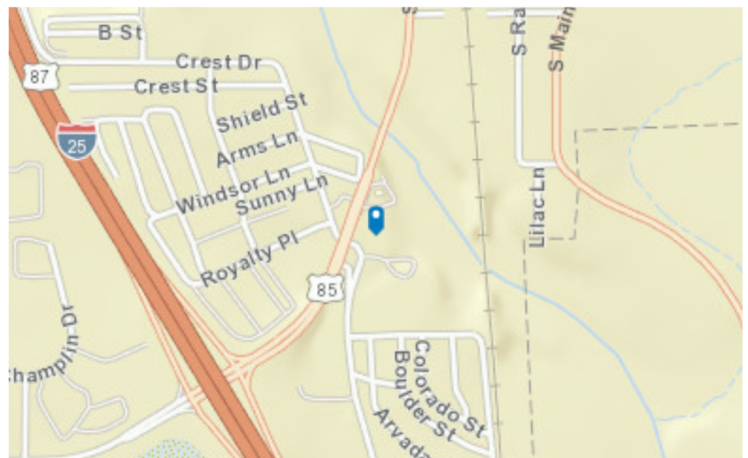
**3.1**  
Average Household Size



**\$83,205**  
Median Household Income

## TRAFFIC COUNT

Cross street	VPD	Distance
Crest Dr	10,000	0.1
W Illinois Ave	14,000	0.1
Crest Dr	11,413	0.1
Ridge Dr	1,416	0.1
Pueblo Ave	12,406	0.1



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