

# 6436 South Highway 85-87

Fountain, CO 80817

30,471 SF Commercial Condo Unit

**Offer Deadline: All offers to be presented by May 15th, 2026**



**Subject  
Unit**

## Office | Retail | Warehouse Potential

6436 US Hwy 85-87 | Fountain, CO 80817

## Property Overview

Located along the high-visibility corridor of Highway 85-87 in Fountain, just minutes from Colorado Springs, this ±30,471 SF property offers a rare large-format commercial opportunity.



## Property Highlights

- + Size: 30,471 SF
- + Use: Office | Retail | Warehouse Potential
- + Recent major property improvements and updates
- + Exposure: Prime frontage with strong daily traffic counts
- + Access: Easy connectivity to major regional routes
- + Flexibility: Ideal for single or multi-tenant configuration
- + High ceilings and mostly open configuration
- + Class A finishes throughout

## Location Advantages

- + Growing commercial corridor in southern El Paso County
- + Minutes from major employment hubs
- + Close proximity to expanding residential communities

## Ideal For

- + Owner-users seeking scale and visibility
- + Sports or Specialty Uses
- + Investors pursuing income or repositioning opportunities
- + Religious, Education, Healthcare or Nonprofit
- + Retail, service, or light industrial users



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# Offering Procedure for 6436 S Highway 85-87, Fountain CO

## Price

The Property is offered unpriced.

## Offering Directions

For offers to be given serious consideration, qualified buyers should include background information, and identify their source of capital and the intended use of the property.

## Disclaimer

The information contained in this offering material was prepared by CBRE, Inc. and was reviewed by the Owner. It is, however, subject to errors and omissions. Each prospective purchaser is to rely upon its own investigation, evaluation, and judgment as to the advisability of purchasing the Property described herein. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any party, at any time, with or without notice.

## Broker Contacts

To obtain additional information, please contact one of the individuals listed below.

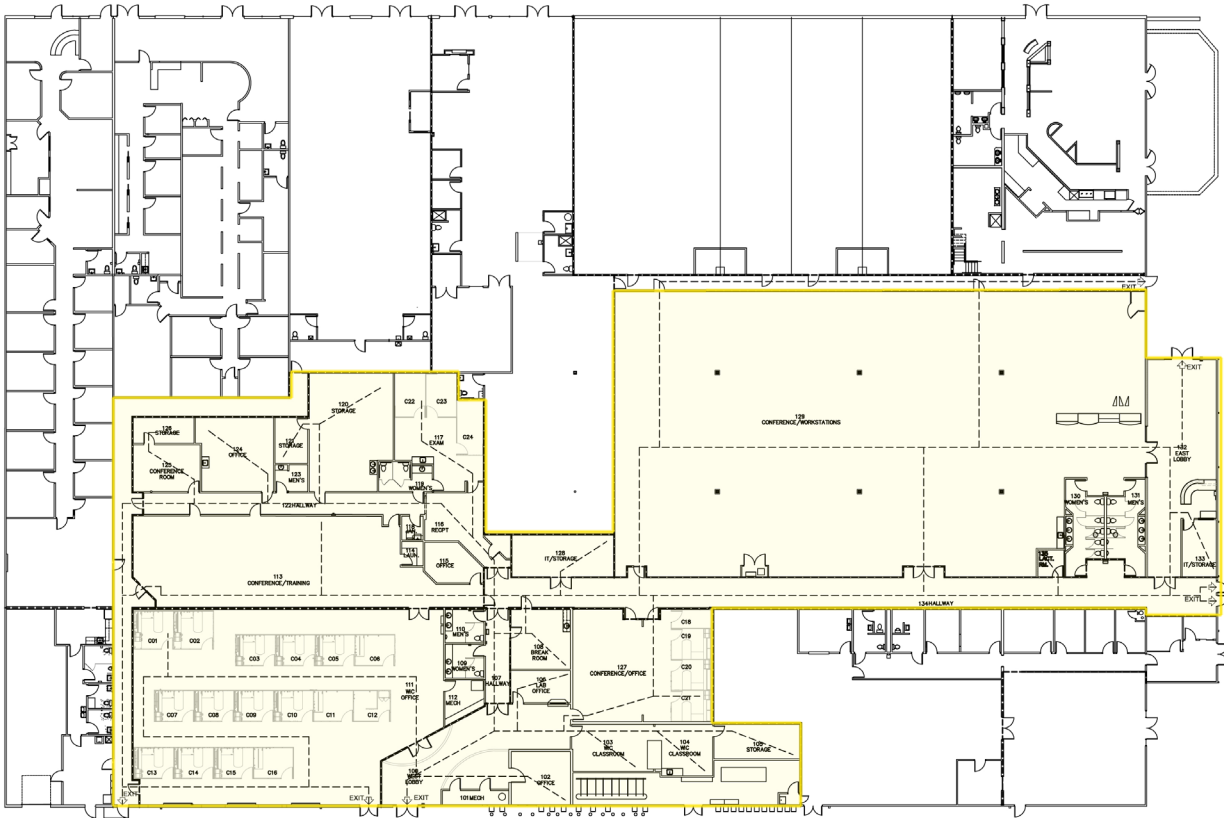
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## Floor Plan



## Contact Us

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