

THE MARKETS AT MESA RIDGE

6859-6885 and 6965 Mesa Ridge Parkway | Fountain, CO 80817



MARKETS AT MESA RIDGE

- Class "A" regional shopping center in Fountain, Colorado, consists of 65,418 rentable square feet comprised of four multi-tenant retail buildings and two single tenant retail buildings.
- Conveniently located just off Interstate 25, US Highway 87 and near Fort Carson.
- Attractive tenant signage, easy access, high visibility and exceptional landscaping.

- Shadow anchored by Safeway and Lowe's, securing long term daily needs traffic.
- Tenants include: Family Dollar, Starbucks, Noodles and Company, Jersey Mike's, Subway, Pizza Hut, H&R Block, and Sprint.

Property Details

Lease Rate	\$28.00/PSF NNN
In-Line Suite Available	Suite 160: 2,150 SF

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2018 Estimated Demographics

	1 mile	3 miles	5 miles
Population	13,809	49,761	80,523
Average Household Income	\$79,638	\$74,989	\$75,605
Households	4,500	16,771	26,734

Traffic Counts

Fountain Mesa Road at Mesa Road	22,884 (2015)
Mesa Ridge Parkway at Lowes Court	17,634 (2015)

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