



FOR LEASE

# THE **E** SHOPS AT MESA RIDGE

6825-6835 MESA RIDGE PARKWAY, FOUNTAIN, CO 80817

## SPACE AVAILABLE

- This multi-tenant retail building consists of 9,380 rentable square feet
- Located in Markets at Mesa Ridge, a primary shopping destination in Fountain, Colorado, featuring 65,418 rentable square feet
- Shadow anchored by Safeway; other national retailers include Noodles & Company, Jersey Mike's, H&R Block, Sprint, Dollar Tree, Starbucks, Taco Bell, Chick-fil-A, Carl's Jr, Jimmy Johns and Pizza Hut
- Conveniently located just off Interstate 25 and near Fort Carson

## PROPERTY DETAILS

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|------------------|--|
| SPACE AVAILABLE: | Suite 150<br>End-Cap Space<br>1,225 SF |
|------------------|--|

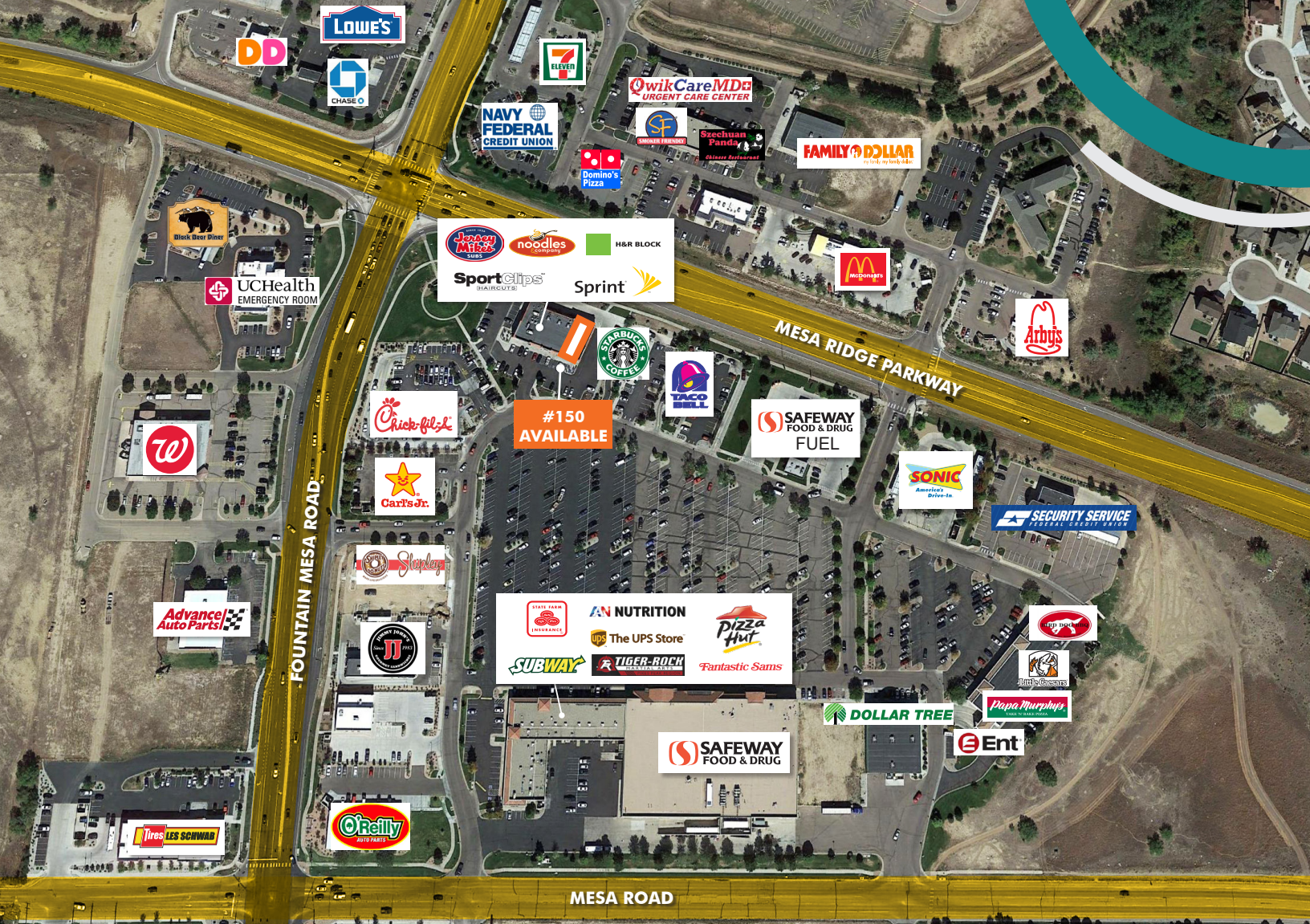
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|             |                 |
|-------------|-----------------|
| LEASE RATE: | \$34.00/PSF NNN |
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|----------|---------------------------------|
| PARKING: | 60 Surface Spaces are available |
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### 2020 ESTIMATED DEMOGRAPHICS

|                          | 1 MILE   | 3 MILE   | 5 MILE   |
|--------------------------|----------|----------|----------|
| POPULATION               | 13,935   | 50,614   | 83,762   |
| HOUSEHOLDS               | 4,560    | 17,141   | 27,684   |
| AVERAGE HOUSEHOLD INCOME | \$82,485 | \$78,097 | \$78,897 |

### 2020 TRAFFIC COUNTS

|                                |            |
|--------------------------------|------------|
| FOUNTAIN MESA RD AT MESA RD    | 22,884 VPD |
| MESA RIDGE PKWY AT LOWES COURT | 17,634 VPD |

## CONTACT US

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