

FOR SALE

RETAIL INVESTMENT

The Markets at Fountain Mesa

8025-8031 Fountain Mesa Rd

Fountain, CO 80817

Complete NDA

SALE PRICE: \$2,950,000



13540 Northgate Estates Dr, STE 110, Colorado Springs, CO 80921 | o: 719.309.3900 | www.kcreadvisors.com

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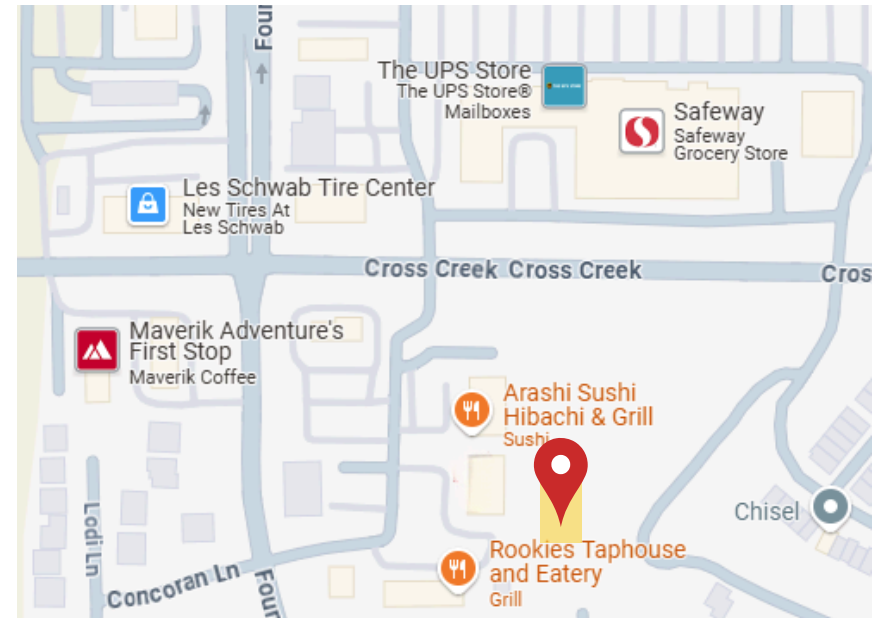


PROPERTY OVERVIEW

PROPERTY SUMMARY

The Markets at Fountain Mesa is a retail investment property built in 2014. It spans 6,000 square feet and is a freestanding building. The property is located near Mesa Ridge Parkway, which is the main east/west route in Fountain, and is adjacent to approximately 90 acres of retail development. It is also 10 minutes from Fort Carson.

This attractive investment has long-term leases in place, including a national tenant.



BROKER

GREG KAUFMAN

Principal

c: 719.229.8041

e: gkaufman@kcreadvisors.com



PROPERTY SPECIFICATIONS

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BUILDING SIZE	6,000 SF
SALE PRICE	\$2,950,000
NOI	\$197,545.25
YEAR BUILT	2014
ZONING	B2

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2025 POPULATION	11,632	45,616	84,344
HOUSEHOLDS	3,859	15,219	27,249
AVE HH INCOME	\$105,512	\$106,088	\$106,959

COMBINED TRAFFIC COUNTS

Fountain Mesa Rd Mesa Rd N 16,601 VPD 2025

*Sourced by CoStar



AERIAL MAP

