

6436 South Highway 85-87

Fountain, CO 80817

30,471 SF Commercial Condo Unit

Offer Deadline Extended to June 30th, 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
- + 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

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.

Broker Contacts

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

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.

Andrew Oyler 719.321.7977 | andy.oyler@cbre.com

Taylor Stamp 719.235.8099 | taylor.stamp@cbre.com

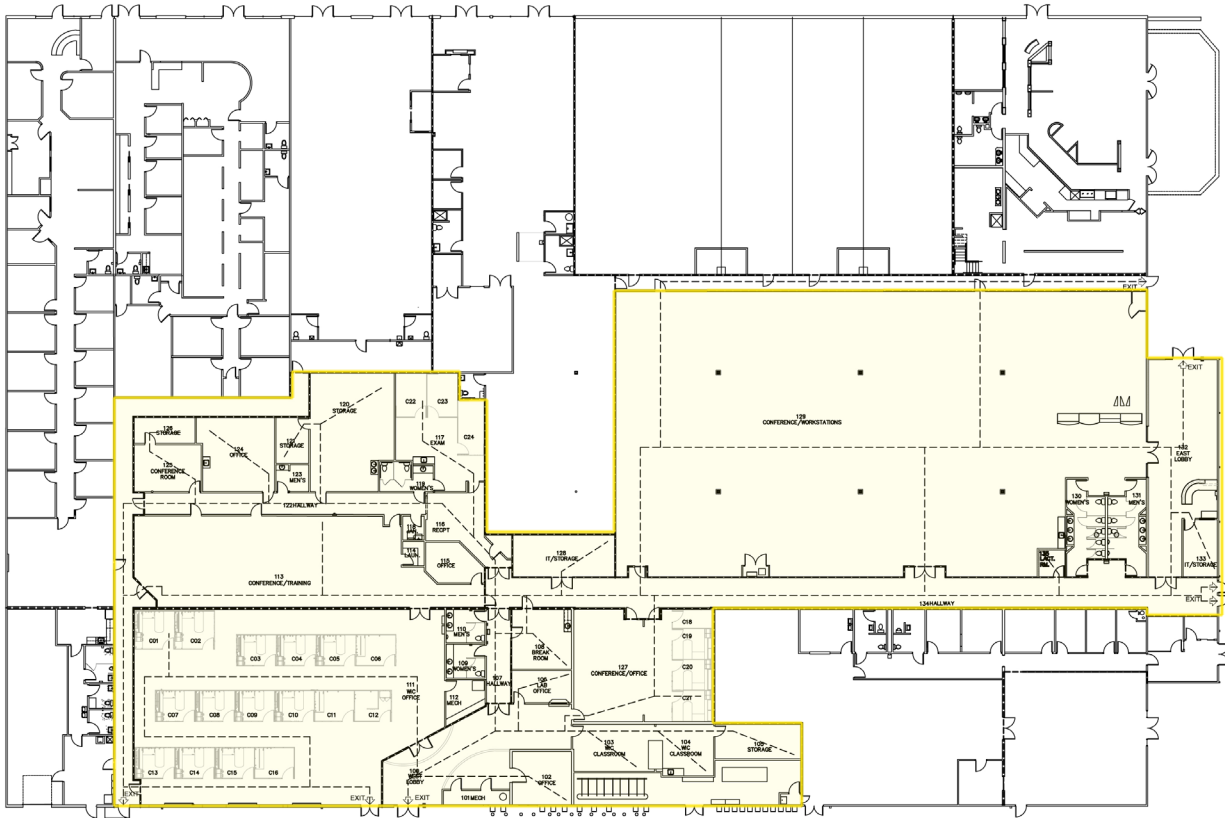
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Disclaimer

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Floor Plan



Contact Us

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