



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

T H E M A R K E T S A T

MESA RIDGE

6859 - 6925 MESA RIDGE PARKWAY, FOUNTAIN, CO 80817



6869 MESA RIDGE PKWY
800 SF AVAILABLE

THE MARKETS AT

MESA RIDGE

SITE PLAN

6859 - 6925 MESA RIDGE PARKWAY, FOUNTAIN, CO 80817





SUITE 6869 AVAILABLE

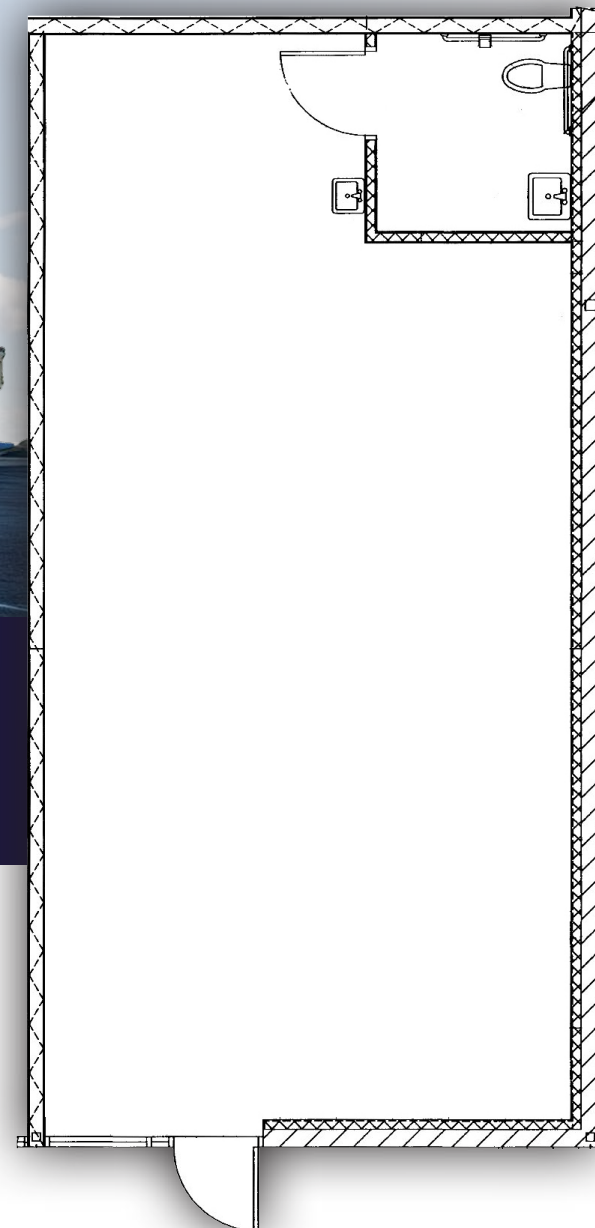
LEASE RATE **\$32.00 per PSF NNN**

EXPENSES **\$10.63 per RSF (2025 Est.)**

6869 MESA RIDGE PKWY #140

IN-LINE SUITE

800 SF



THE MARKETS AT

MESA RIDGE

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MESA RIDGE PKWY

FOUNTAIN MESA RD

36,185 VPD



87



30,968 VPD

Lowe's

KING
Soopers

The Garrison
Multifamily -
336 Units

21



Total Fort Carson
Population 74,814

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	12,828	47,301	88,240
Avg. HH Income	\$90,559	\$94,218	\$92,934
Households	4,326	15,649	28,179

TRAFFIC COUNTS

Fountain Mesa Rd at Mesa Rd	17,949 VPD
Fountain Mesa Rd at Mesa Ridge Pkwy	30,968 VPD
I-25 at Mesa Ridge Pkwy	36,185 VPD

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