



CUSHMAN &  
WAKEFIELD

Colorado Springs  
Commercial

THE MARKETS AT

# MESA RIDGE

6859 - 6925 MESA RIDGE PARKWAY, FOUNTAIN, CO 80817



**6965 MESA RIDGE PKWY**  
**#140: 1,100 SF AVAILABLE**



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The Markets at Mesa Ridge is located in the heart of a dense residential area and the closest and most convenient shopping center in the Southern Colorado Springs and Fountain area. **Anchored by Safeway, the top performing location in Colorado and a top 15% performing Safeway nationwide.** Conveniently located just off Interstate 25, US Highway 85/87 and near Fort Carson, with direct exposure to Fountain Mesa Road, a major commuter corridor for Southern Colorado Springs and Fountain. Attractive tenant signage available, easy access and high visibility.



 18,758 VPD

**6965 MESA RIDGE PKWY**  
**#140: 1,100 SF**



**Total Fort Carson  
Population 74,814**

Fort Carson provides a  
\$2.4B economic impact annually



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THE MARKETS AT

# MESA RIDGE

# SITE PLAN

6859 - 6925 MESA RIDGE PARKWAY, FOUNTAIN, CO 80817

*The Garrison*  
Multifamily - 336 Units  
Delivered Oct 2024

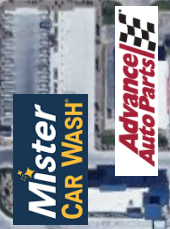
30,968 VPD

FOUNTAIN MESA RD

MESA RIDGE PKWY

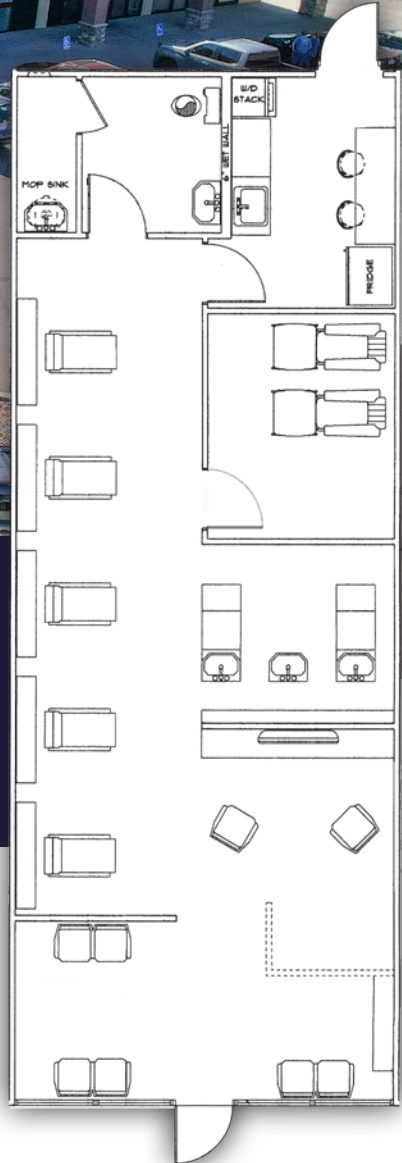
CROSS CREEK

Suite 6965 #140  
1,100 SF  
AVAILABLE





**6965 MESA RIDGE PKWY  
#140: 1,100 SF**



**SUITE 140 AVAILABLE**  
LEASE RATE **\$32.00 per PSF NNN**  
EXPENSES **\$10.63 per RSF (2024 Est.)**  
IN-LINE SUITE **6965 MESA RIDGE PKWY #140: 1,100 SF**

6965 MESA RIDGE PKWY #140

Former Salon Space

**1,100 SF**

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Total Fort Carson  
Population 74,814

### 2024 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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