

# 39 COUNTY RD 3A

CAÑON CITY, CO 81212



**— The Market —**

**FOR SALE OR LEASE**

**Storefront Retail 4,100 SF on 6.66 AC**



# - The Market -

**39 COUNTY RD 3A**  
CAÑON CITY, CO 81212



**4,100 SF**  
BUILDING SIZE



**6.66 ACRES**  
SITE AREA



**2**  
STORIES



**C (COMMERCIAL)**  
ZONING



**98106237**  
PARCEL #



**2012**  
YEAR BUILT



**\$800,000**  
PURCHASE PRICE



**\$195.12/SF**  
PRICE PER SF



**\$11,000.56**  
TAXES (2024)



**\$6,500 / Mo.**  
Modified Gross  
LEASE RATE

CLICK HERE TO VIEW INTRO VIDEO



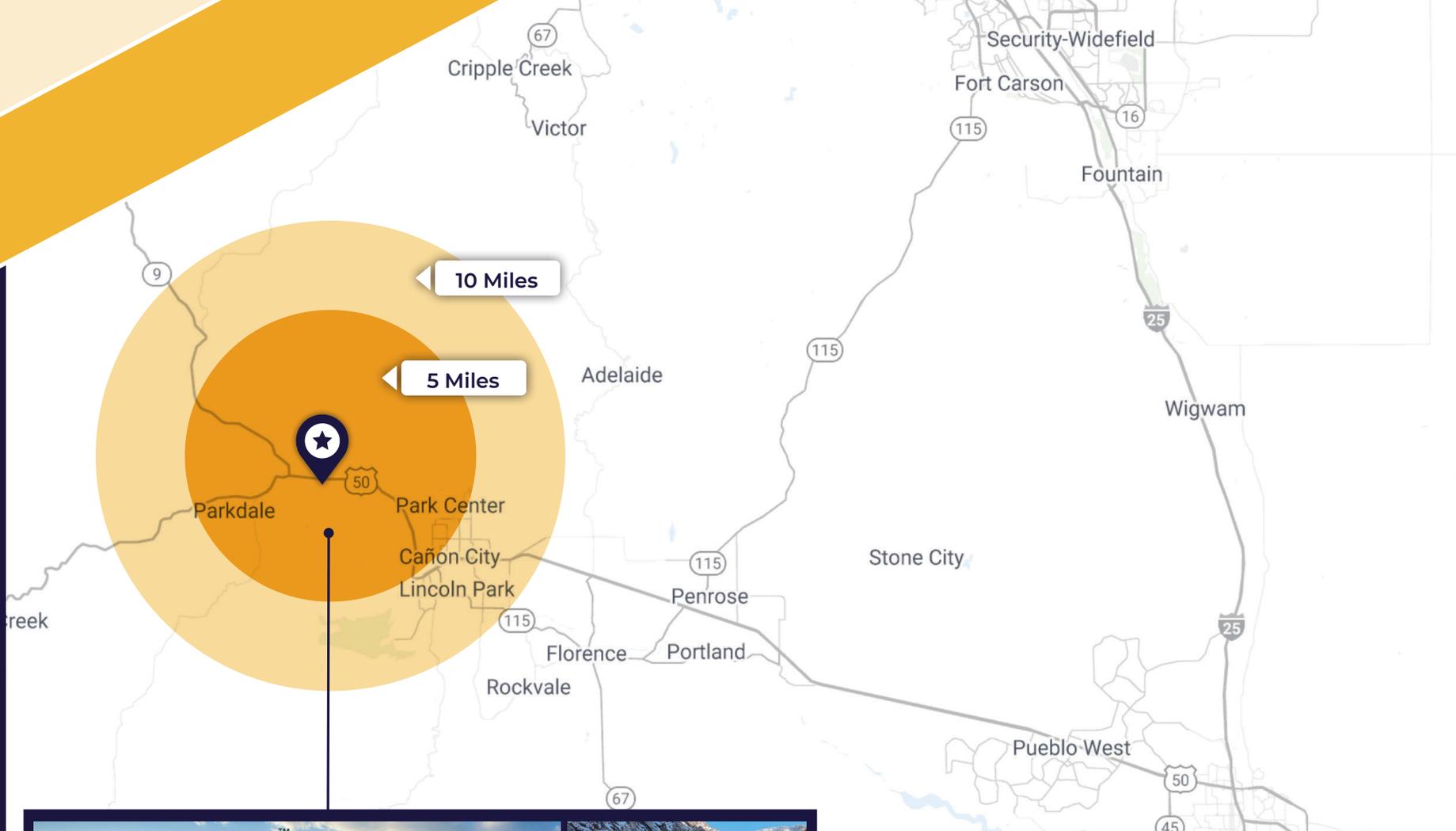
## PROPOSED USES:

- Music Venue
- Glamping
- Tiny Home Village
- Fly Fishing
- Boating
- Rafting
- Camping
- RV
- Tour guide
- Outdoor Equipment Rental

## ENDLESS POSSIBILITIES IN A HIGH-TRAFFIC LOCATION!

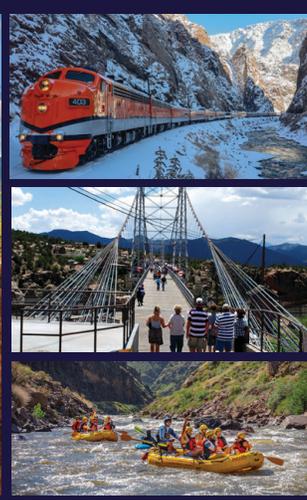
Prime owner/user retail or lease opportunity just minutes from the iconic Royal Gorge Bridge & Park, attracting over 300,000 annual visitors. This versatile property features a general store, liquor store, bakery area, and more—perfectly positioned to serve both tourists and locals. Includes on-site tiny home, dog park, and income potential from vendor spaces and event rentals.

# LOCATION MAP



**ROYAL GORGE  
BRIDGE & PARK**  
AMERICA'S BRIDGE

**300,000** VISITORS PER YEAR



## DEMOGRAPHICS

**1,342**

5 MILE  
POPULATION

**\$83,332**

5 MILE  
AVG HH INCOME

**30,429**

10 MILE  
POPULATION

**\$70,569**

10 MILE  
AVG HH INCOME

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**39 COUNTY RD 3A**  
CAÑON CITY, CO 81212



**CUSHMAN &  
WAKEFIELD**

**Colorado Springs  
Commercial**

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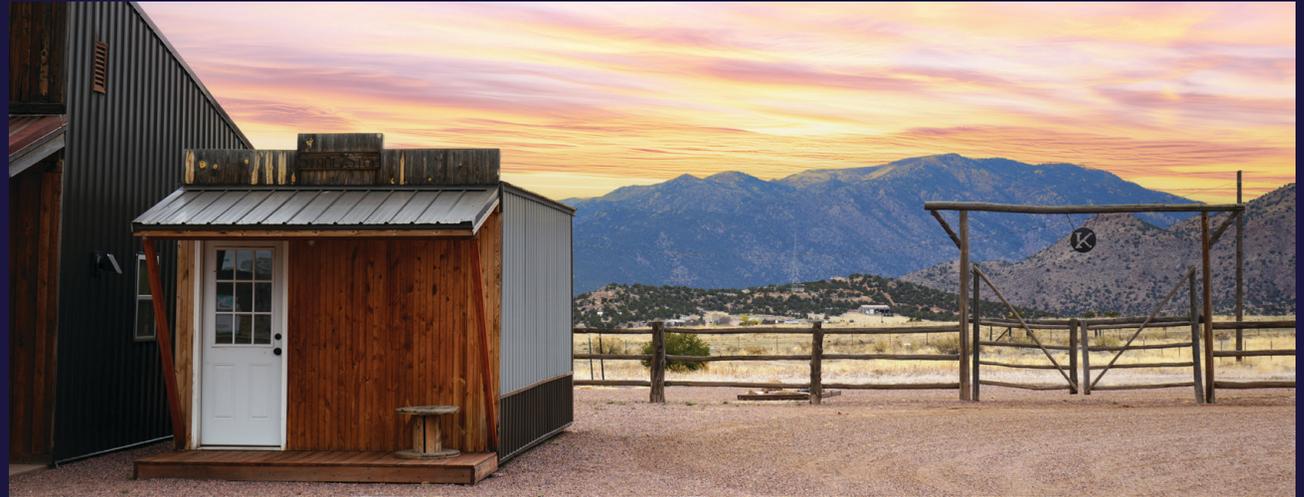
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