



FOUNTAIN, COLORADO

Market Guide

City Contact Information



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Focus Properties

Fountain Colorado is an expanding community with a 5-year projected growth rate of >13.7%; Serving the greater Fountain Valley population of 97,653, Fountain is in need of community services to support their growing consumer base.

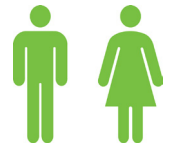


Retail Strategies has a catalog of commercial retail real estate properties currently available in this market.

For more information, please contact:

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Demographics (5 Mile Radius)



Population
55,945



Average Age
34.5



Household Income (Median)
\$60,500



Growth Rate
11.64%



Number of Households
18,454



Household Income (Average)
\$70,817

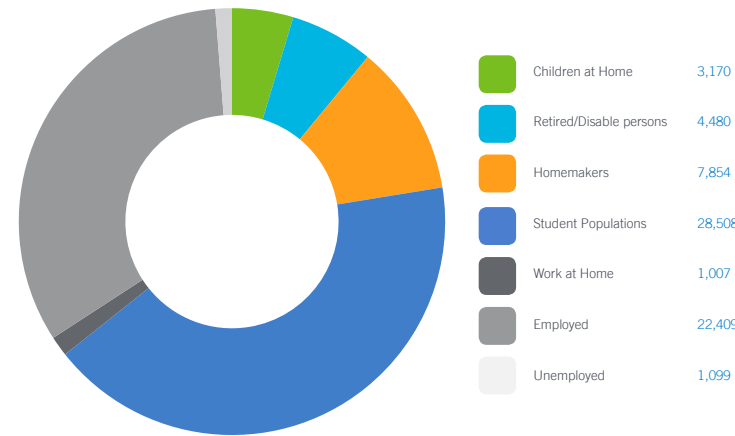
Peer Analysis

The Peer Analysis, built by Retail Strategies along with our analytics partner (Tetrad), identifies analogue retail nodes within a similar demographic and retail makeup. The Peer Analysis is derived from a 5 or 10 minute drive time from major comparable retail corridors throughout the country. The variables used are population, income, daytime population, market supply and gross leasable area. The following are retail areas that most resemble this core city:

Peer Trade Areas

Lafayette, CO	745 Us Highway 287
Woodland, CA	1720 E Main St
Arvada, CO	14605 W 64th Ave
Grand Junction, CO	541 Warrior Way
Marysville, CA	1131 N Beale Rd
Pueblo, CO	2730 S. Prairie Ave.

Daytime Population **68,528** (5 Mile Radius)



Focus Categories

The top categories for focused growth in the municipality are pulled from a combination of leakage reports, peer analysis, retail trends and real estate intuition. Although these are the top categories, Retail Strategies' efforts are inclusive beyond the defined list. *Let us know how we can help you find a site!*



Full-Service & Limited-Service Restaurants



Health & Wellness



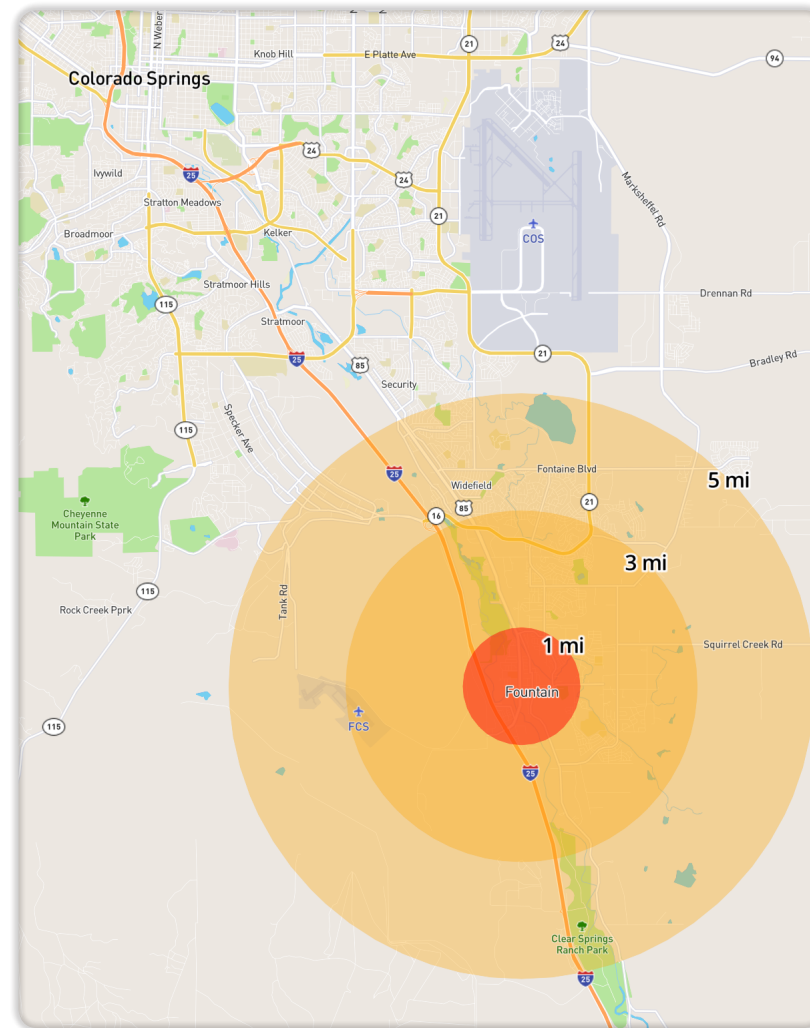
Clothing



Sporting Goods



There's a lot of potential here.



DEMOGRAPHIC PROFILE	1 Mile Radius	3 Mile Radius	5 Mile Radius
2018 Estimated Population	7,785	30,118	55,945
Daytime Population	19,289	33,286	68,528
Median HH Income	\$48,461	\$60,999	\$60,500
Number of Households	2,949	10,131	18,454

	3 Minute DT	5 Minute DT	10 Minute DT
2018 Estimated Population	5,400	12,902	54,619
Daytime Population	10,867	21,927	68,710
Median HH Income	\$39,835	\$56,079	\$58,970
Number of Households	2,131	4,592	18,343

*Source: STI PopStats

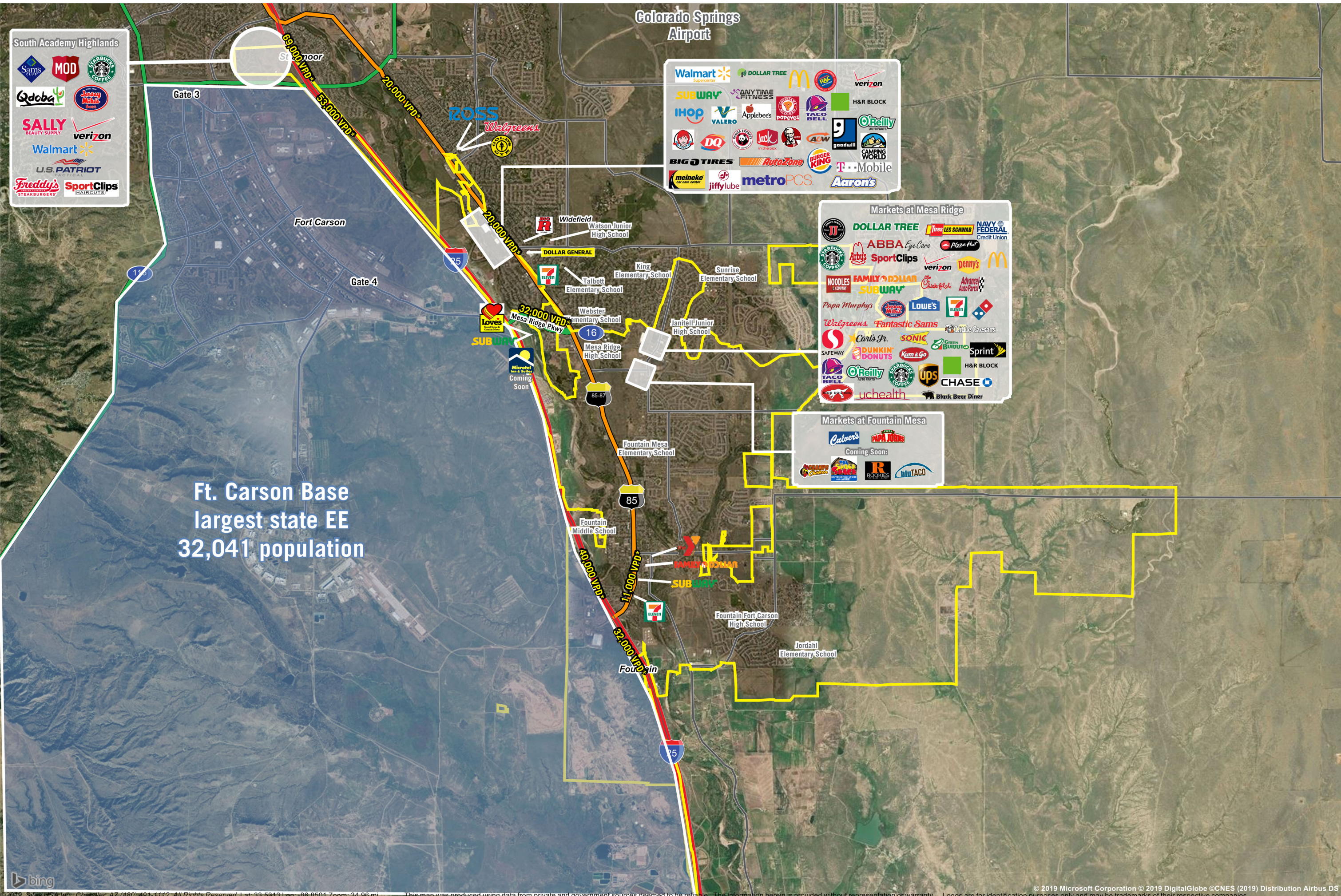


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Ft. Carson Base
largest state EE
32,041 population



South Academy Highlands

- Sams Club
- MOD
- Starbucks Coffee
- Qdoba
- Jerry Mike's
- Sally Beauty Supply
- Verizon
- Walmart
- U.S. Patriot
- Freddy's Steakburgers
- Sport Clips Haircuts

- Walmart Supercenter
- Dollar Tree
- McDonald's
- Verizon
- Subway
- Anytime Fitness
- IHOP
- Valero
- Applebees
- Popeyes
- Taco Bell
- H&R Block
- Jack-in-the-Box
- Jack
- ACW
- Goodwill
- Camping World
- Big Tires
- AutoZone
- Burger King
- T-Mobile
- Meineke Car Care Center
- Jiffy Lube
- Metro PCS
- Aaron's

Markets at Mesa Ridge

- Dollar Tree
- Les Schwab Tires
- Navy Federal Credit Union
- ABBA Eye Care
- Pizza Hut
- Sport Clips
- Verizon
- Denny's
- McDonald's
- Noodles & Company
- Family Dollar
- Subway
- Chick-fil-A
- Advance Auto Parts
- Papa Murphy's
- Joann Fabrics
- Lowes
- 7-Eleven
- Walgreens
- Fantastic Sams
- Carl's Jr.
- Sonic Drive-Ins
- Little Caesars
- SafeWay
- Dunkin' Donuts
- Kum & Go
- Green Burrito
- Sprint
- Taco Bell
- O'Reilly Auto Parts
- Starbucks Coffee
- UPS
- Chase
- H&R Block
- uhealth
- Black Bear Diner

Markets at Fountain Mesa

- Culver's
- Papa John's
- Coming Soon:
- Wendy's
- Subway
- Rookies
- bluTACO

FOUNTAIN, COLORADO
Major Retail & Restaurants