



# FOUNTAIN, COLORADO

## Market Guide

### City Contact Information



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### Major Employers

Company Name	Employees
Ft. Carson (Military Base)	32,041
Ft. Carson School District 8	8,034
Kroger Advanced Logistics (Distribution Facility)	432
City of Fountain	235
RMB Products (Specialized Manufacturing)	75
Pavestone (Concrete Manufacturer)	56
Ransom Construction	48
SCOTTs Company (Growing Media Manufacturer/Dist. Center)	45
Cab-Con Enterprises (Architect/Manufacturer)	30
Adesa (Auto Auction House)	24

### 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.

### 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

### 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 the Portfolio Director and/or Retail Development Director listed on the front of this guide.

### Demographics



Average Age  
**33.9**

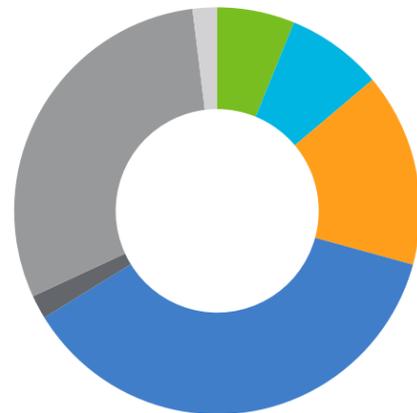


Median Household Income  
**\$58,508**



Growth Rate  
**13.71%**

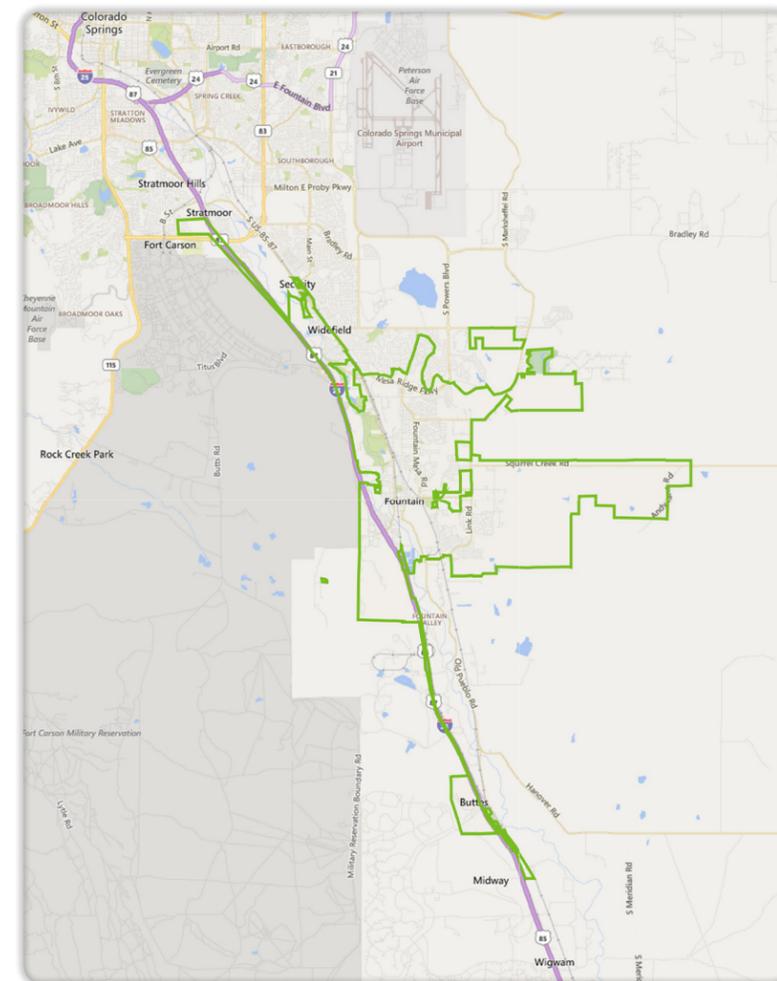
### Daytime Population **67,759** (5 Mile Radius)



Children at Home	3,182
Retired/Disable persons	4,106
Homemakers	7,875
Student Populations	28,522
Work at Home	1,060
Employed	21,959
Unemployed	1,055



*There's a lot of potential here.*



#### DEMOGRAPHIC PROFILE

2016 Estimated Population  
Daytime Population  
Median HH Income  
Number of Households

#### 1 Mile Radius

7,677  
18,536  
\$45,604  
2,919

#### 3 Mile Radius

29,295  
31,601  
\$58,576  
9,842

#### 5 Mile Radius

53,934  
67,759  
\$58,508  
17,858

#### DEMOGRAPHIC PROFILE

2016 Estimated Population  
Daytime Population  
Median HH Income  
Number of Households

#### 3 Minute Drive Time

4,428  
4,718  
\$37,599  
1,736

#### 5 Minute Drive Time

11,045  
20,582  
\$49,739  
4,003

#### 10 Minute Drive Time

40,377  
40,831  
\$56,471  
13,601

\*Source: STI PopStats



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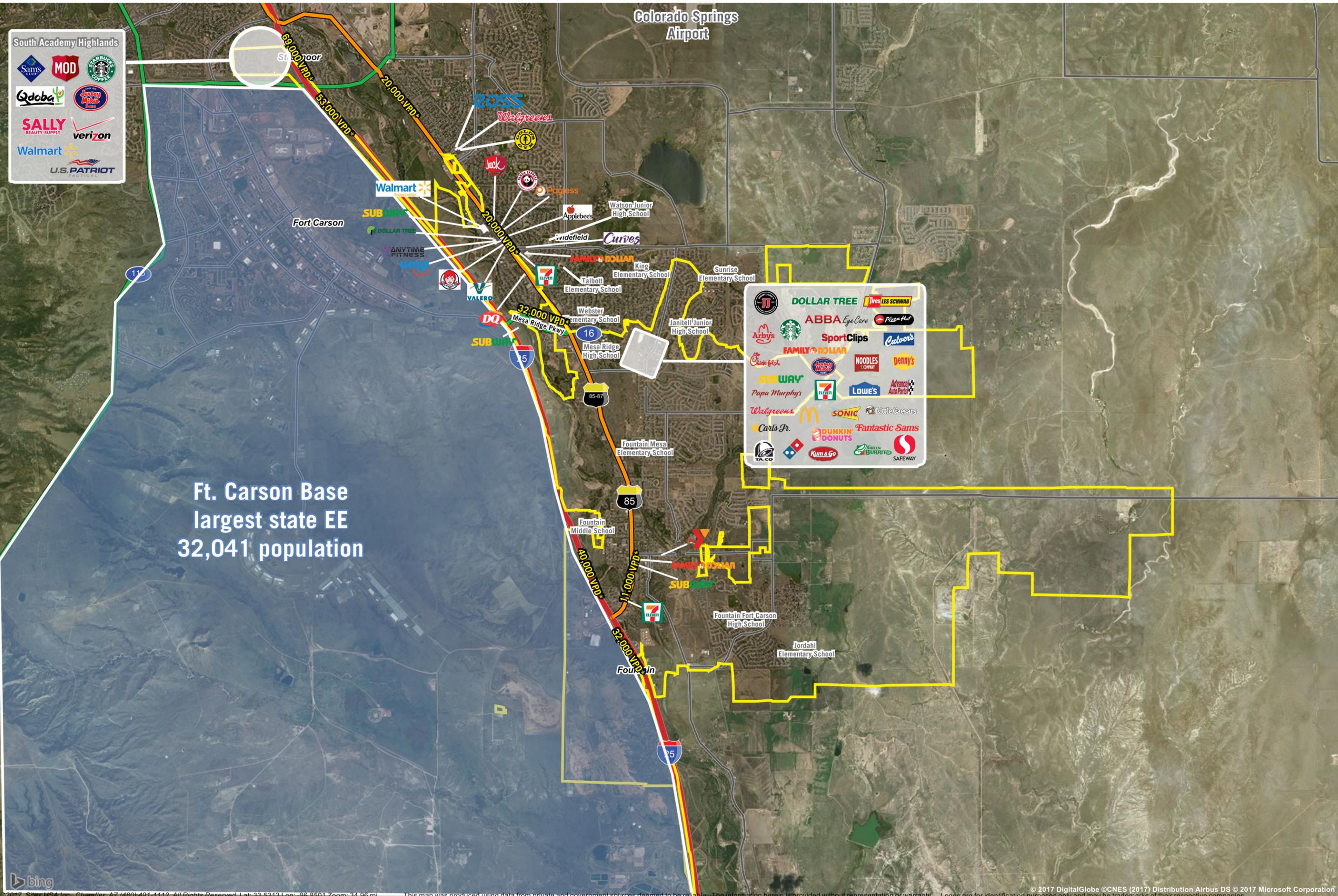


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Ft. Carson Base  
largest state EE  
32,041 population



- DOLLAR TREE
- Arbys
- Starbucks
- FAMILY DOLLAR
- SUBWAY
- Papa Murphy's
- Walgreens
- Carl's Jr.
- TACO BELL
- Tires LES SCHWAB
- PIZZA HUT
- SportClips
- CAULVERS
- NOODLES
- Denny's
- 7-ELEVEN
- LOWE'S
- SONIC
- Little Caesars
- DUNKIN' DONUTS
- Fantastic Sams
- Kum & Go
- GREEN BURRITO
- SAFEWAY

- South Academy Highlands
- Sams CLUB
  - MOD
  - STARBUCKS COFFEE
  - Qdoba
  - Jimmy John's
  - SALLY BEAUTY SUPPLY
  - verizon
  - Walmart
  - U.S. PATRIOT TACTICAL