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.

City Contact Information

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Major Employers

<table>
<thead>
<tr>
<th>Company Name</th>
<th>Employees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ft. Carson (Military Base)</td>
<td>32,041</td>
</tr>
<tr>
<td>Ft. Carson School District</td>
<td>8,034</td>
</tr>
<tr>
<td>Kroger Advanced Logistics (Distribution Facility)</td>
<td>432</td>
</tr>
<tr>
<td>City of Fountain</td>
<td>235</td>
</tr>
<tr>
<td>RPM Products (Specialized Manufacturing)</td>
<td>75</td>
</tr>
<tr>
<td>Powdersure (Concrete Manufacturer)</td>
<td>56</td>
</tr>
<tr>
<td>Norton Construction</td>
<td>48</td>
</tr>
<tr>
<td>SOTC Company (Sewing Machine Manufacturing)</td>
<td>45</td>
</tr>
<tr>
<td>Cobalt Enterprises (Fabric Manufacturer)</td>
<td>30</td>
</tr>
<tr>
<td>Adena (Auto Auction House)</td>
<td>24</td>
</tr>
</tbody>
</table>

Demographics

Average Age: 33.9
Median Household Income: $58,508
Growth Rate: 13.71%

Daytime Population: 67,759 (3 Mile Radius)

Focus Categories

Full-Service & Limited-Service Restaurants
Health & Wellness
Clothing
Sporting Goods

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:

Lafayette, CO
Woodland, CA
Grand Junction, CO
Marcaville, CA
Pueblo, CO

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!