

# Valley Event Center Pads

**Bank and Retail Pad Sites** *in the Heart of the Fountain Valley*  
Between Applebee's and Wendy's on South Highway 85/87, Fountain, CO



\* Trade Area Population: 96,493

\* Demographics 1 mile 3 mile 5 mile

### Median Households:

Income:	\$51,125	\$54,593	\$50,290
Population:	10,739	42,438	101,402

### Fort Carson (1.5 mile)

\* 2009 - 19,500 Active Duty Troops on Fort Carson

\* 2011 - 11,400 additional Active Duty Troops

21,287 Military Dependents

430 Civilian Personnel

692 Civilian Dependents

33,809 total

\* Daytime Population: 31,620

### Avg. Daily Traffic Count:

Hwy 85/87 (S Bound): 30,000

(N Bound): 18,900

- Prime Visibility & Location
- Just South of Wal-Mart on Hwy 85
- Between Applebee's and Wendy's
- *the Mart @ Fountain* shopping center directly behind pad sites  
- ask about lease rates for  
1000 - 4000 sq ft

The Valley Events Center formerly called the Mart is located at the South and West end of the Strip Center and features over 26,000 SF of Expo, Exhibit, Events and Conference Space, plus a full service Child Care facility- which anchors the south end of this high traffic shopping area with Walmart to the north.

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