

PRIME RESTAURANT LOCATION

A block South of Walmart on Hwy 85/87 adjacent to the Applebee's in the Heart of Fountain Valley



Main Dining Room



Fast Casual Ordering



Garden Room for Private Parties



SouthEast End-Cap of the Mart



Unit M End Cap, Fully Equipped Restaurant 5,756sf \$18/sf

This high-profile facility location is a local favorite for parties. The party room is booked 15-20 days a month and is the only private party room in the area.

Trade Area Population: 96,493

Demographics:	1-Mile	2-Miles	3-Miles
Median Households:			
Income:	\$51,125	\$54,593	\$50,290
Population:	10,739	42,438	101,402

Fort Carson (2-mile)
28,500 Active Duty Troops
44,000 Dependents
Daytime Population of Ft Carson is 31,620

Average Daily Traffic Count: North Bound 20,000
South Bound 30,000

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