

1737 SOUTH COLLEGE AVENUE

FORT COLLINS, COLORADO 80525

OUTSTANDING MIDTOWN FORT COLLINS LOCATION

HIGH-DEMAND RETAIL IN THE HEART OF FORT COLLINS

Lease Rate: \$19.00/SF NNN | NNN Expenses: \$6.00/SF

Located across the street from Starbuck's and right next door to Colorado State University's new 670 bed student housing project, this high-demand retail space is in the heart of midtown Fort Collins, seeing over 45,000 vehicles per day. With the Mason Corridor Mass Transit just a short walk away, the area enjoys a steady stream of foot traffic.

PROPERTY FEATURES

Total Building Size	30,418 SF
Available	2,400 SF
Tenancy	Multi-tenant
Parking	2.63 : 1,000 SF



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DEMOGRAPHICS

	2 Mile	3 Mile	5 Mile
2020 Population	65,285	118,003	177,449
Est. 2025 Population	\$66,811	\$74,396	\$85,072
2020 Households (HH)	27,719	48,945	71,793
Est. 2025 HH's	29,689	52,293	76,760
AVG. HH Income	\$66,811	\$74,396	\$85,072

Source: CoStar, 2020

TRAFFIC COUNTS

S. College Ave. & W. Prospect Rd.	42,718 VPD
S. College Ave. & W. Stuart St.	45,119 VPD

For more information, please contact:

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