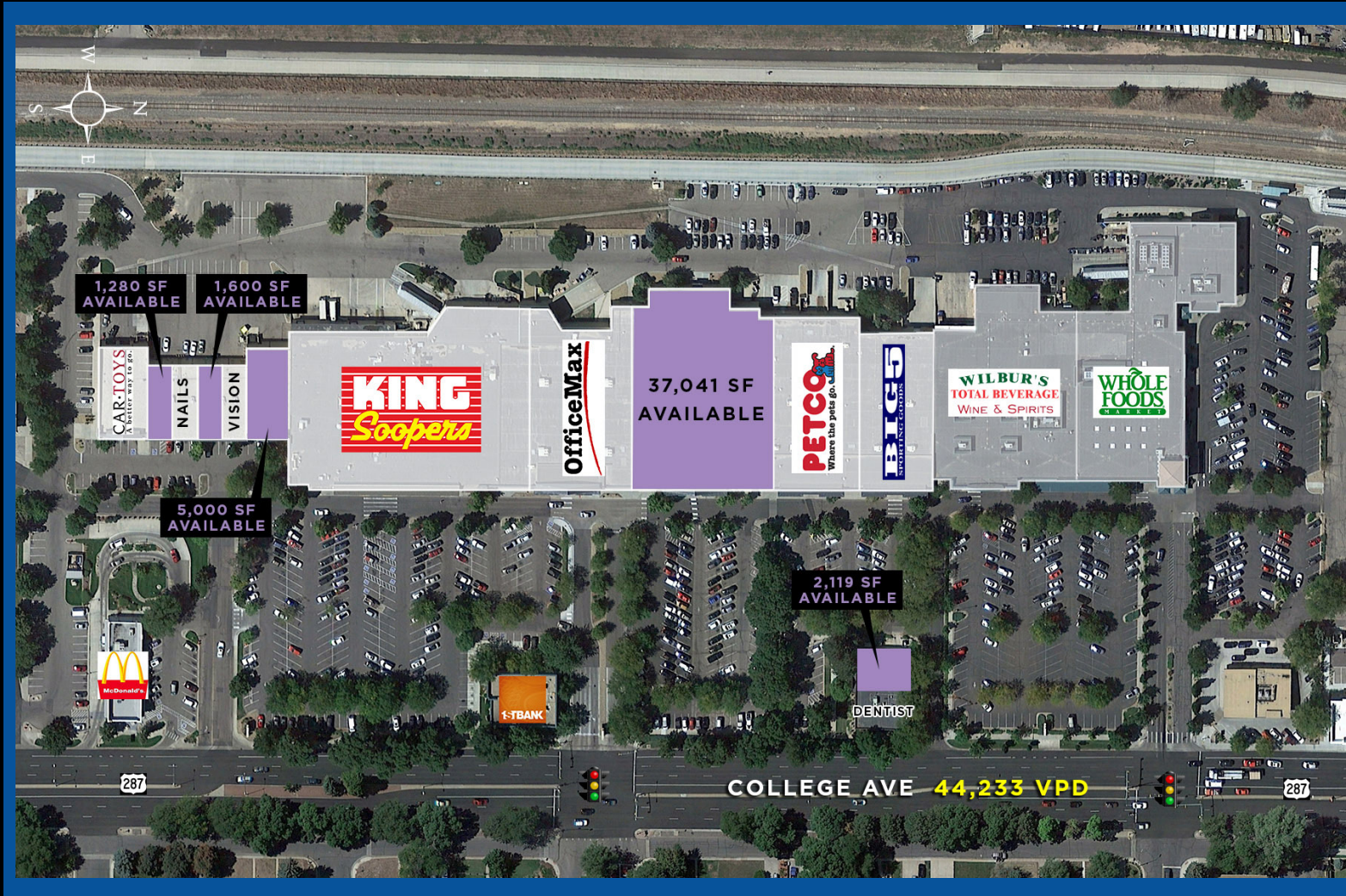


UNIVERSITY PLAZA

2211 S College Avenue, Fort Collins, Colorado 80553



PROPERTY OVERVIEW:

- 1,280 SF - 37,041 SF available with great exposure, easy access, and ample parking
- Great co-tenancy: anchored by Whole Foods, PetCo and Big 5 Sporting Goods
- Located in the rapidly growing Fort Collins, with close proximity to Colorado State University
- Excellent trade area demographics
- High visibility and strong traffic counts along College Ave
- Easy ingress/egress

DEMOGRAPHICS

	POPULATION		
	1 Mile:	3 Mile:	5 Mile:
	13,803	118,210	174,280
	DAYTIME POPULATION		
	1 Mile:	3 Mile:	5 Mile:
	17,228	88,599	113,556
	HOUSEHOLDS		
	1 Mile:	3 Mile:	5 Mile:
	6,085	48,121	68,730
	AVG. HH INCOME		
	1 Mile:	3 Mile:	5 Mile:
	\$58,004	\$68,611	\$78,033
	AVG. DAILY TRAFFIC		
	On College north of Drake	44,233 VPD	
	On Drake west of College	30,009 VPD	

For more information, contact:

Adam Rubenstein

720-598-6050

adam@creginc.com

Rich Otterstetter

720-287-6860

richo@creginc.com



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Disclosure Agreement

