

1654 NORTH COLLEGE AVENUE **RETAIL OPPORTUNITY**

FORT COLLINS, COLORADO 80524



PRIME RETAIL FOR SALE

BUILDING SIZE 8,820 SF LOT SIZE 34,856 SF **SALE PRICE** \$1,600,000

Highly visible retail space adjacent to 123,000 square foot King Soopers Marketplace. This center is located at the signalized intersection of College Avenue and Willox Lane in north Fort Collins. Just blocks from Old Town Fort Collins, North College Avenue is a place of opportunity. Less constrained by the land limitations of Old Town, approximately 40% of new residential growth in the city is occurring in this northerly area. With College Avenue being the major thoroughfare serving this growing market, infill and redevelopment of this commercial corridor is the premier location of the rapidly redeveloping North College Avenue Corridor.



PROPERTY HIGHLIGHTS

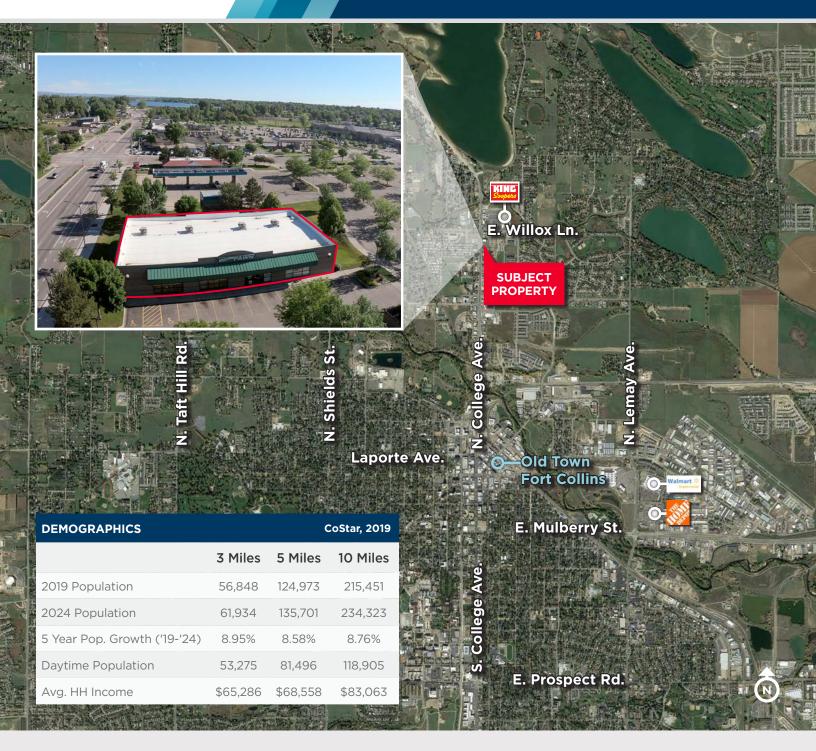
- Great visibility on North College Avenue
- · Ample on-site parking
- Built in 1999 / remodeled in 2003

Traffic Counts	CoStar, 2018
Intersection	Vehicles Per Day
N. College Avenue & E. Willox Lane	17,190
E. Willox Lane & N. College Avenue	8,840



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For more information, please contact:

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