

**COLLEGE AVENUE RETAIL FOR SALE**



**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**

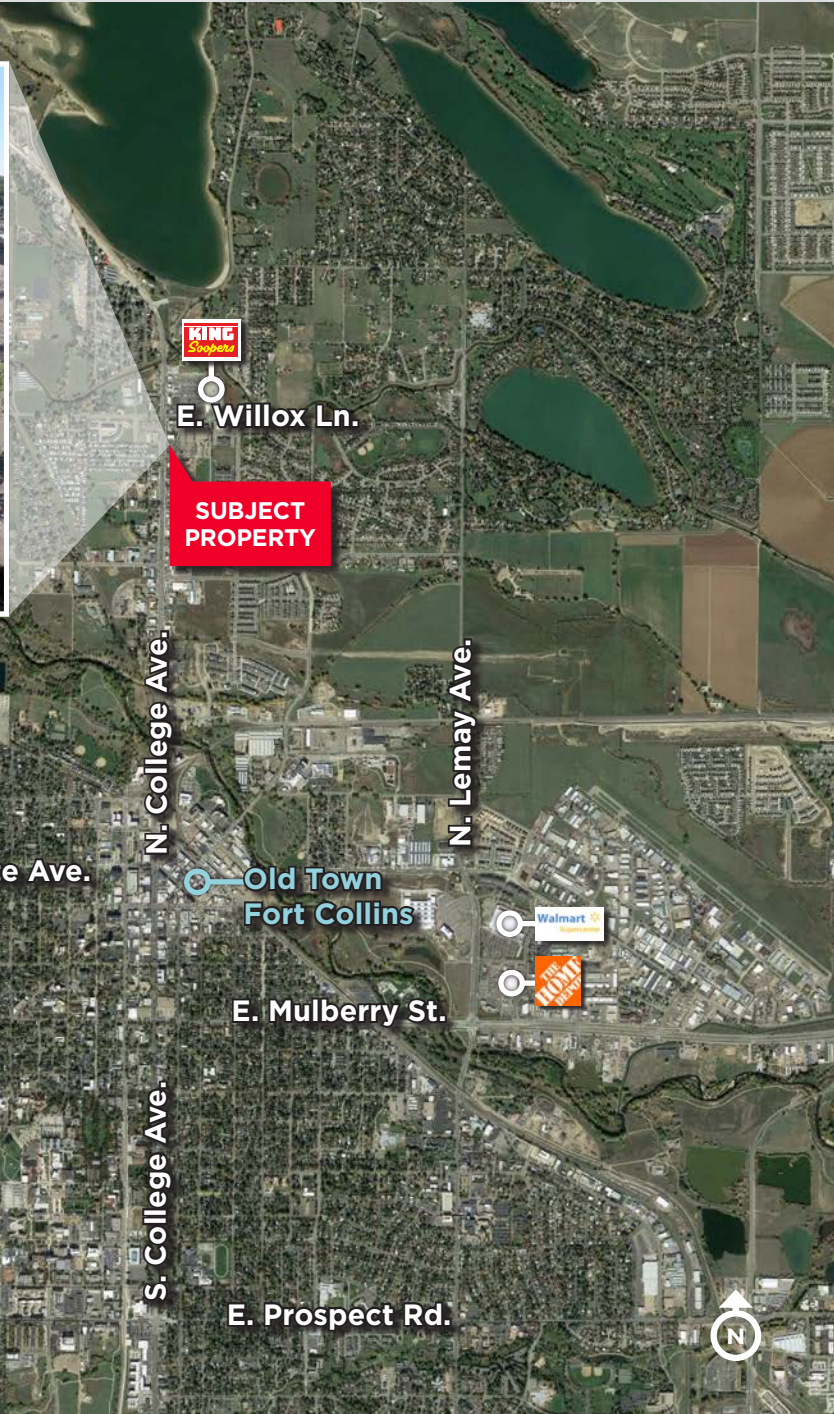
N. College Avenue & E. Willox Lane

17,190

E. Willox Lane & N. College Avenue

8,840





DEMOGRAPHICS	CoStar, 2019		
	3 Miles	5 Miles	10 Miles
2019 Population	56,848	124,973	215,451
2024 Population	61,934	135,701	234,323
5 Year Pop. Growth ('19-'24)	8.95%	8.58%	8.76%
Daytime Population	53,275	81,496	118,905
Avg. HH Income	\$65,286	\$68,558	\$83,063

For more information, please contact:

**COLE HERK**, CCIM  
Director  
+1 970 267 7726  
cole.herk@cushwake.com

**JARED GOODMAN**, CCIM  
Director  
+1 970 267 7723  
jared.goodman@cushwake.com

772 Whalers Way, Suite 200  
Fort Collins, Colorado 80525

T +1 970 776 3900  
F +1 970 267 7419

[cushmanwakefield.com](http://cushmanwakefield.com)