

South Elevation

**LAST SPACE AVAILABLE**



## **NEW RETAIL AVAILABLE FOR LEASE**

**LEASE RATE: \$35.00/SF NNN | NNN: \$9.00/SF (Estimated)**

King Soopers anchored small shop retail space available now. College Avenue is the major thoroughfare servicing the growing northerly area of Fort Collins with approximately 40% of new residential growth in the city occurring in this area.

### **PROPERTY FEATURES**

<b>Available Size</b>	Suite 150 866 SF
<b>Zoning</b>	(CCN) Community Commercial North College District
<b>Parking</b>	Shared
<b>Co-tenants</b>	Ziggi's, LV Nails, Teriyaki Madness, Cinco Bros Barber, Dominos

### **PROPERTY HIGHLIGHTS**

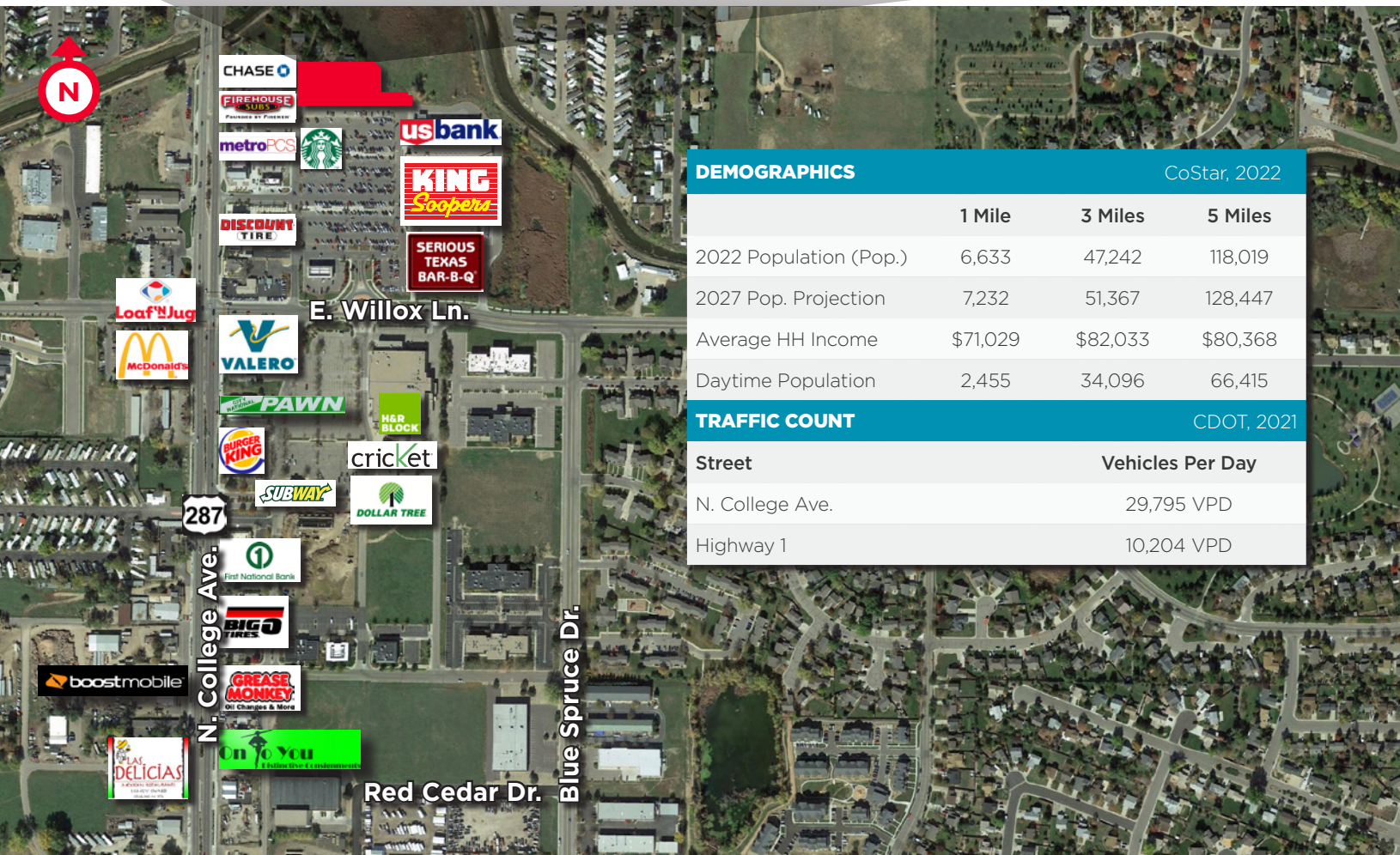
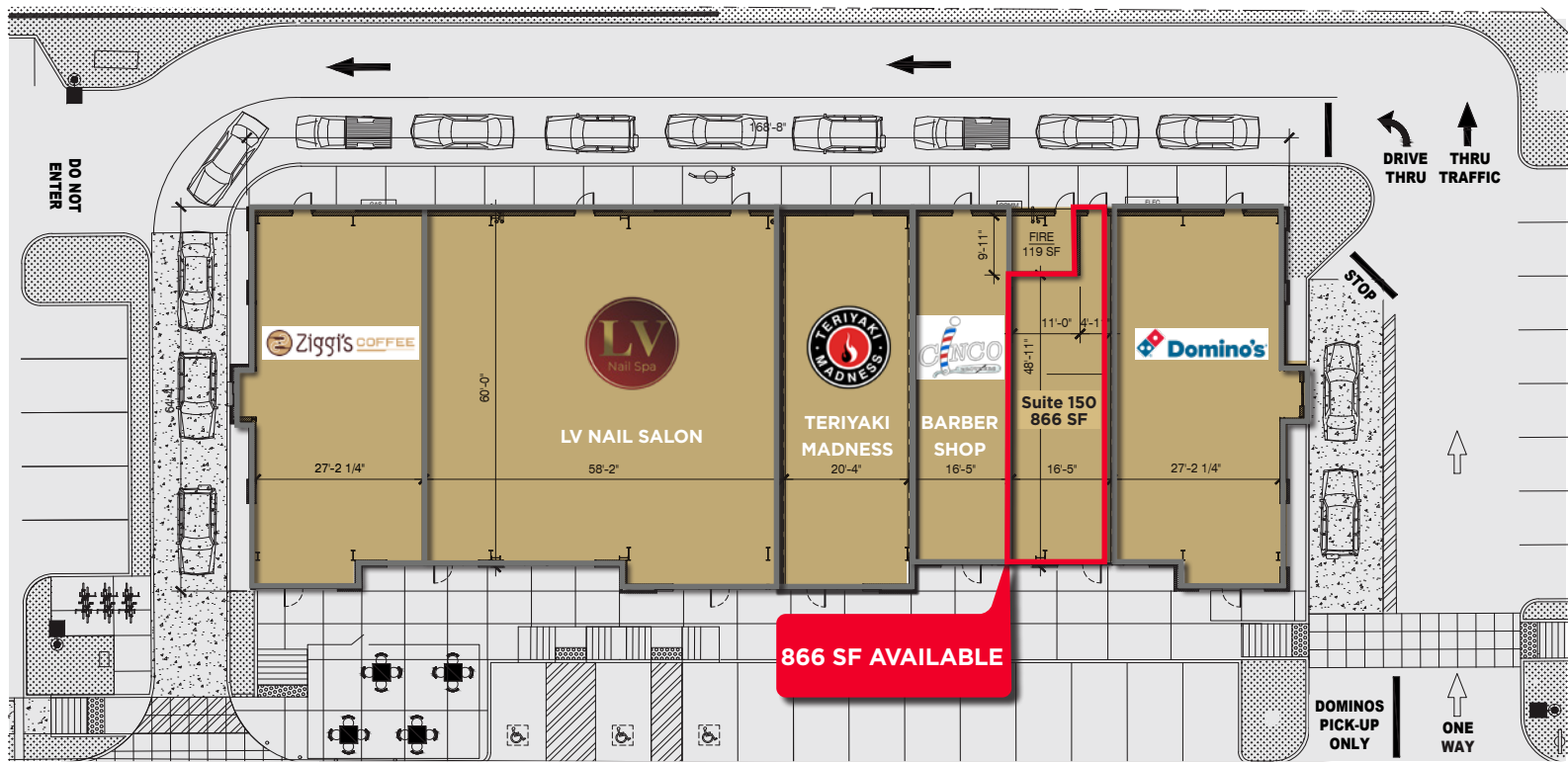
- Located near North College Marketplace anchored by high-volume large format King Soopers (120,000 SF)
- Fast growing and changing part of Fort Collins with significant new single-family and student housing under construction nearby
- Urban Renewal Authority in place creates additional opportunities for trade area
- Located in an [Enterprise Zone](#)



**CLICK TO WATCH PROPERTY VIDEO**



# NEW RETAIL AVAILABLE FOR LEASE NORTH COLLEGE MARKETPLACE





# 1880 NORTH COLLEGE AVENUE

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