

**AVAILABLE FOR LEASE** 

# NORTH COLLEGE MARKETPLACE RETAIL

1880 N. COLLEGE AVENUE | FORT COLLINS, COLORADO 80524



## **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**

Available Size Suite 150 866 SF

**Zoning** (CCN) Community Commercial

North College District

Parking Shared

Co-tenants Ziggi's, LV Nails, Teriyaki Madness,

Cinco Bros Barber, Dominos

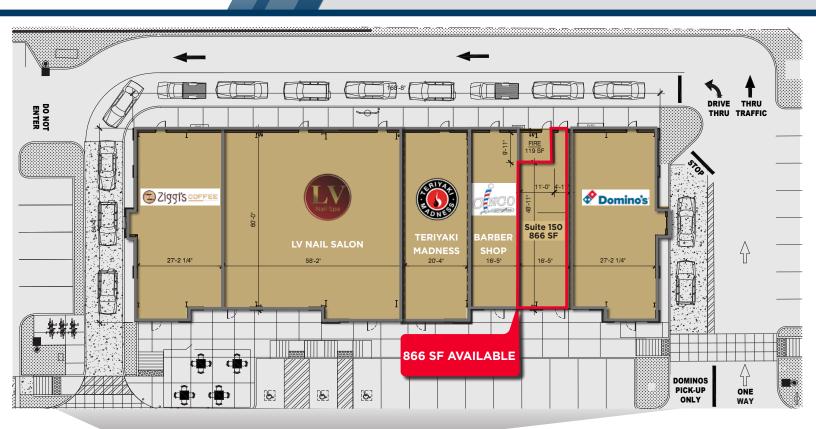
#### **PROPERTY HIGHLIGHTS**

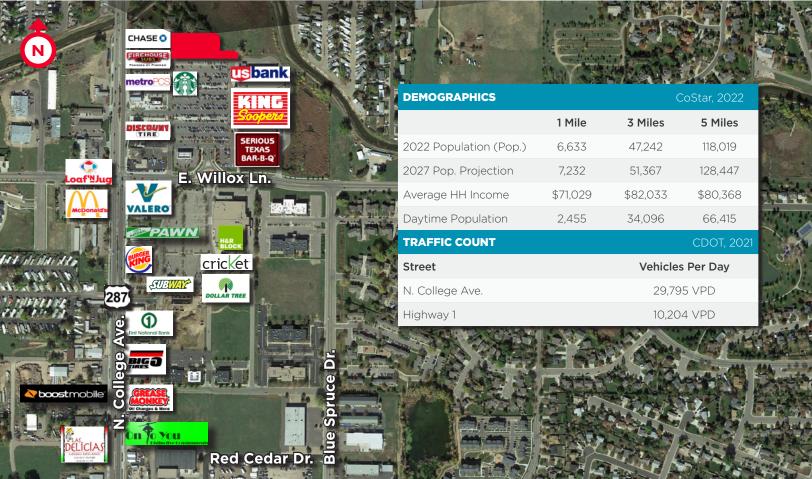
- Located near North College Marketplace anchored by high-volume large format King Soopers (120,000 SF)
- Fast growing and changing part of Fort Collins with significant new single-family and student housing under construction nearby
- Urban Renewal Authority in place creates additional opportunities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





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cushmanwakefield.com

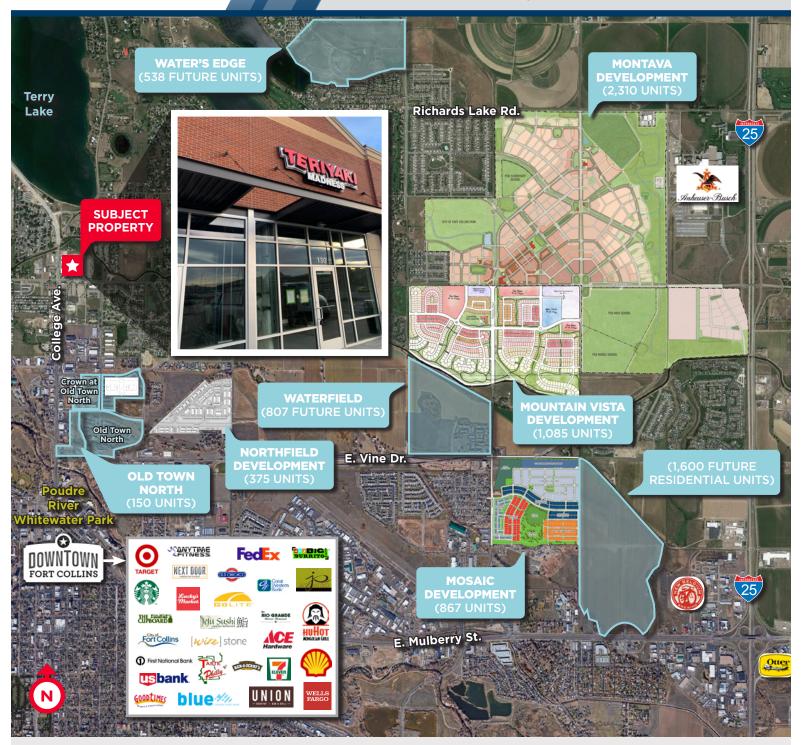




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For more information, please contact:

# AKI PALMER Executive Director

+1 970 267 7727 aki.palmer@cushwake.com

#### COLE VANMEVEREN Senior Associate

+1 970 219 3802 cole.vanmeveren@cushwake.com

772 Whalers Way, Suite 200 Fort Collins, Colorado 80525

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

cushmanwakefield.com

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