FOR LEASE

COUNTRY CLUB CORNERS

1618 N. COLLEGE AVENUE, FORT COLLINS, CO 80524

CUSHMAN & WAKEFIELD

OFFICE/RETAIL SPACE AVAILABLE FOR LEASE

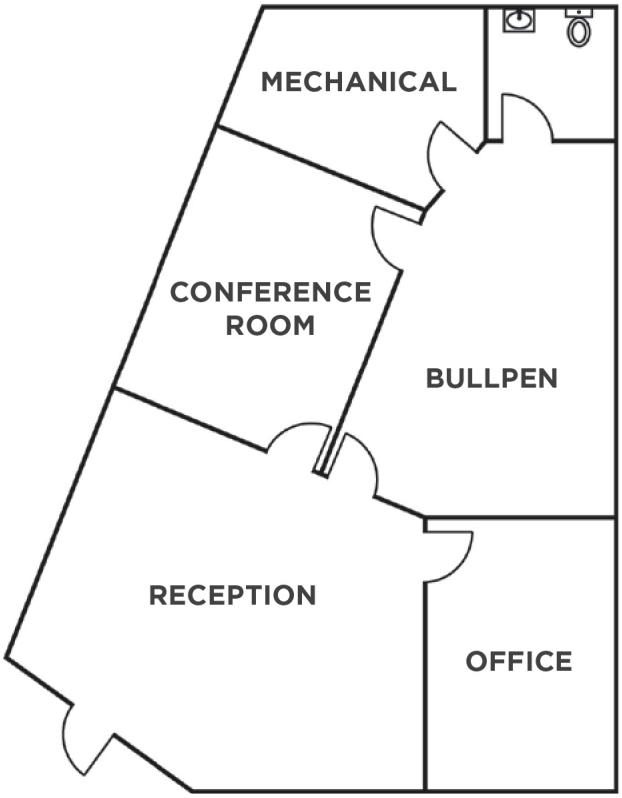
LEASE RATE: $18.00/SF NNN | NNN: $10.10/SF

Highly visible retail space adjacent to 123,000 SF 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. College Avenue is the primary north/south thoroughfare serving all of Fort Collins. North College is seeing abundant infill and redevelopment and this center is in the middle of this activity.

PROPERTY FEATURES

Available Size	1,471 SF
Building Size	16,958 SF
YOC/YOR	1997/2017
Construction	Masonry
Signage	Building and Monument

FLOOR PLAN



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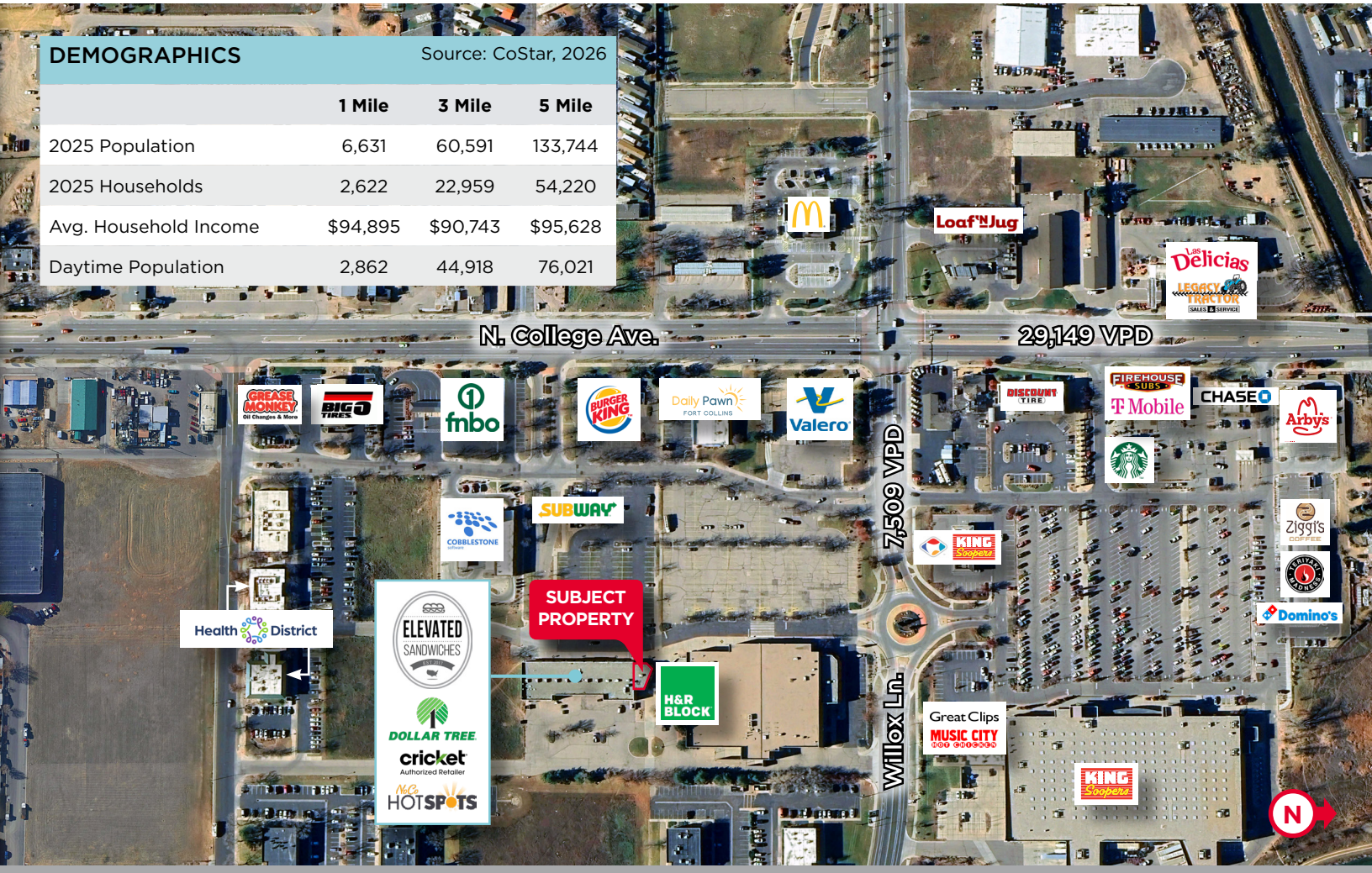
DEMOGRAPHICS

Source: CoStar, 2026

	1 Mile	3 Mile	5 Mile
2025 Population	6,631	60,591	133,744
2025 Households	2,622	22,959	54,220
Avg. Household Income	$94,895	$90,743	$95,628
Daytime Population	2,862	44,918	76,021



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