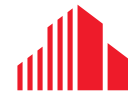


FOR LEASE

COUNTRY CLUB CORNERS

1618 N COLLEGE AVENUE, FORT COLLINS, CO 80524



CUSHMAN &
WAKEFIELD

RENT REDUCED



OFFICE/RETAIL SPACE AVAILABLE FOR LEASE

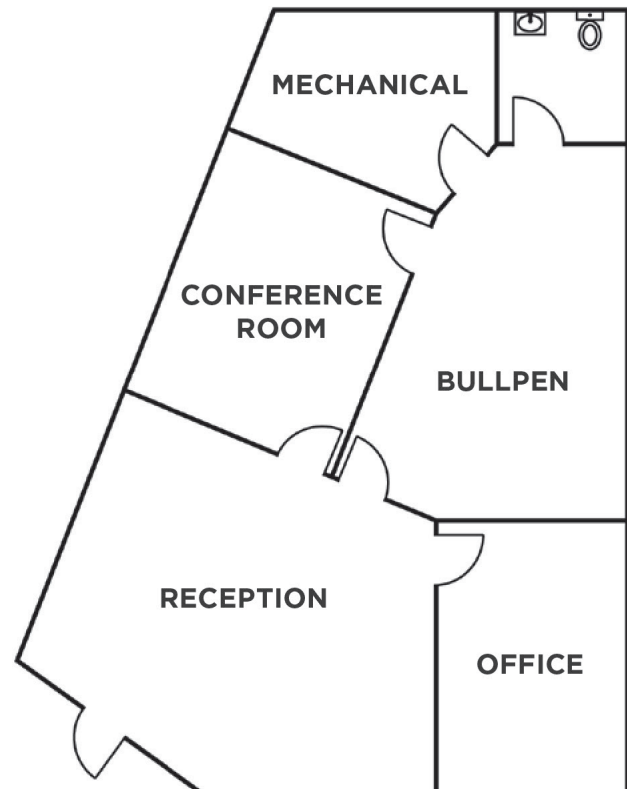
LEASE RATE: ~~\$18.00/SF~~ \$16.00/SF NNN | NNN: \$8.62/SF

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

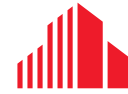
FLOOR PLAN



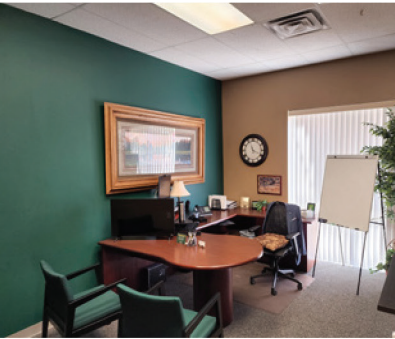
FOR LEASE

COUNTRY CLUB CORNERS

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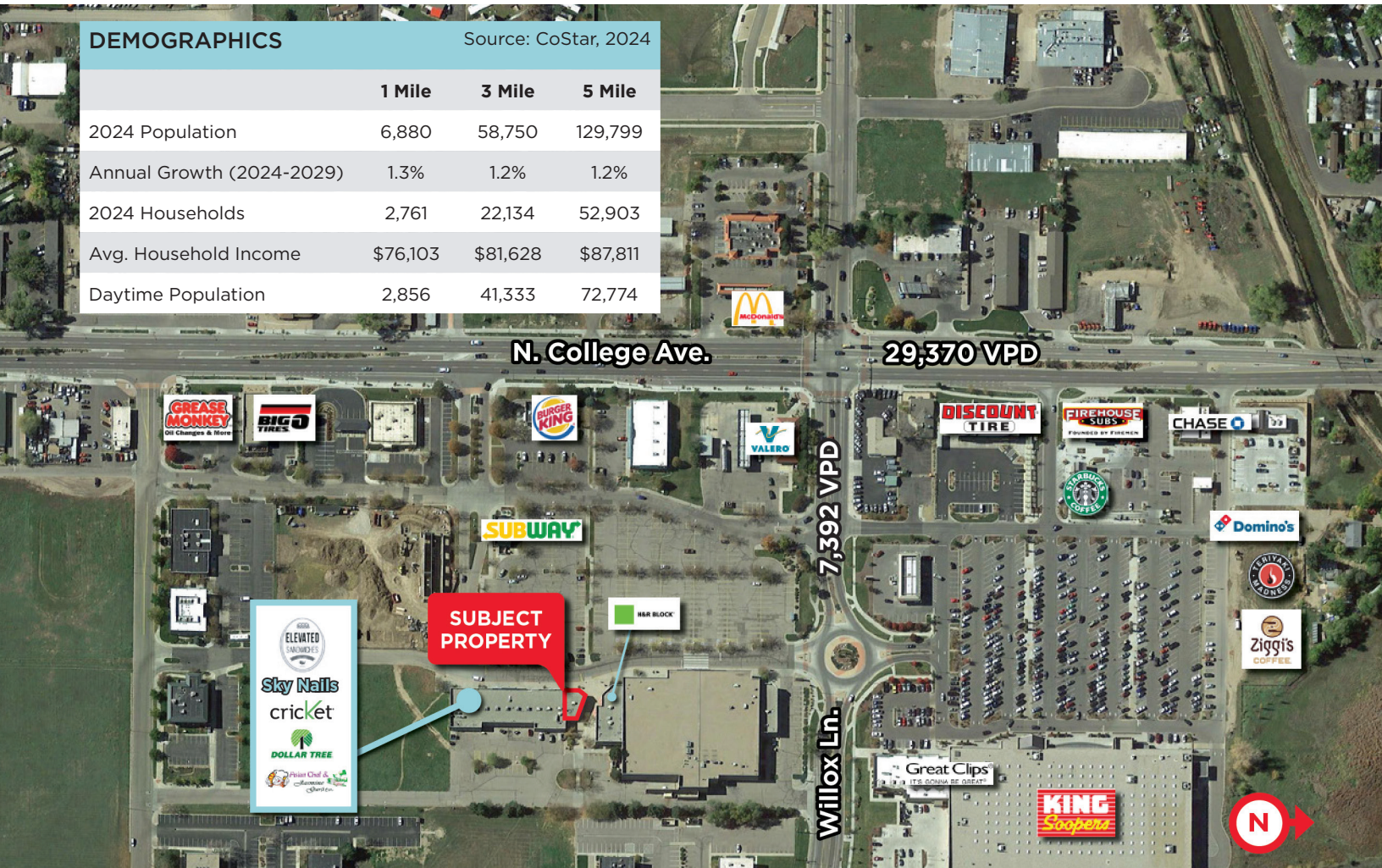
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DEMOGRAPHICS

Source: CoStar, 2024

	1 Mile	3 Mile	5 Mile
2024 Population	6,880	58,750	129,799
Annual Growth (2024-2029)	1.3%	1.2%	1.2%
2024 Households	2,761	22,134	52,903
Avg. Household Income	\$76,103	\$81,628	\$87,811
Daytime Population	2,856	41,333	72,774



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