

343 NORTH COLLEGE AVENUE

Fort Collins, Colorado 80524



AVAILABLE
1,800-5,300 SF



AVAILABLE
1,800-8,000 SF

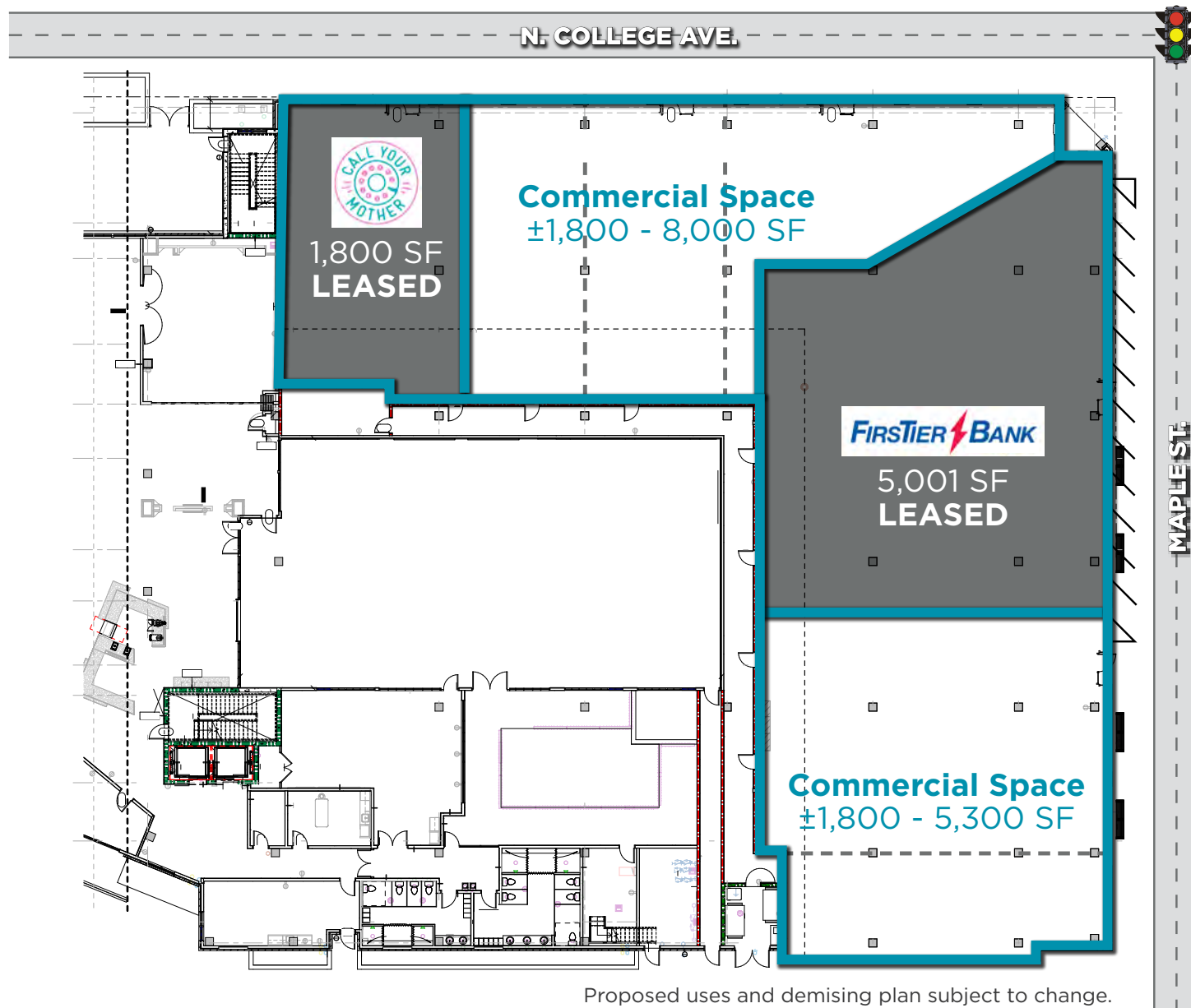
CALL YOUR MOTHER

MAPLE ST.

N. COLLEGE AVE.

CORE & SHELL

1,500 - 13,300 SF



Demographics (CoStar, 2025)

BY THE NUMBERS

	2 MILES	5 MILES	10 MILES
2025 POPULATION	48,135	158,275	240,752
2030 POPULATION PROJECTION	50,234	163,751	248,649
2025 HH	18,066	64,127	94,999
AVG HH INCOME	\$79,739	\$99,234	\$113,992

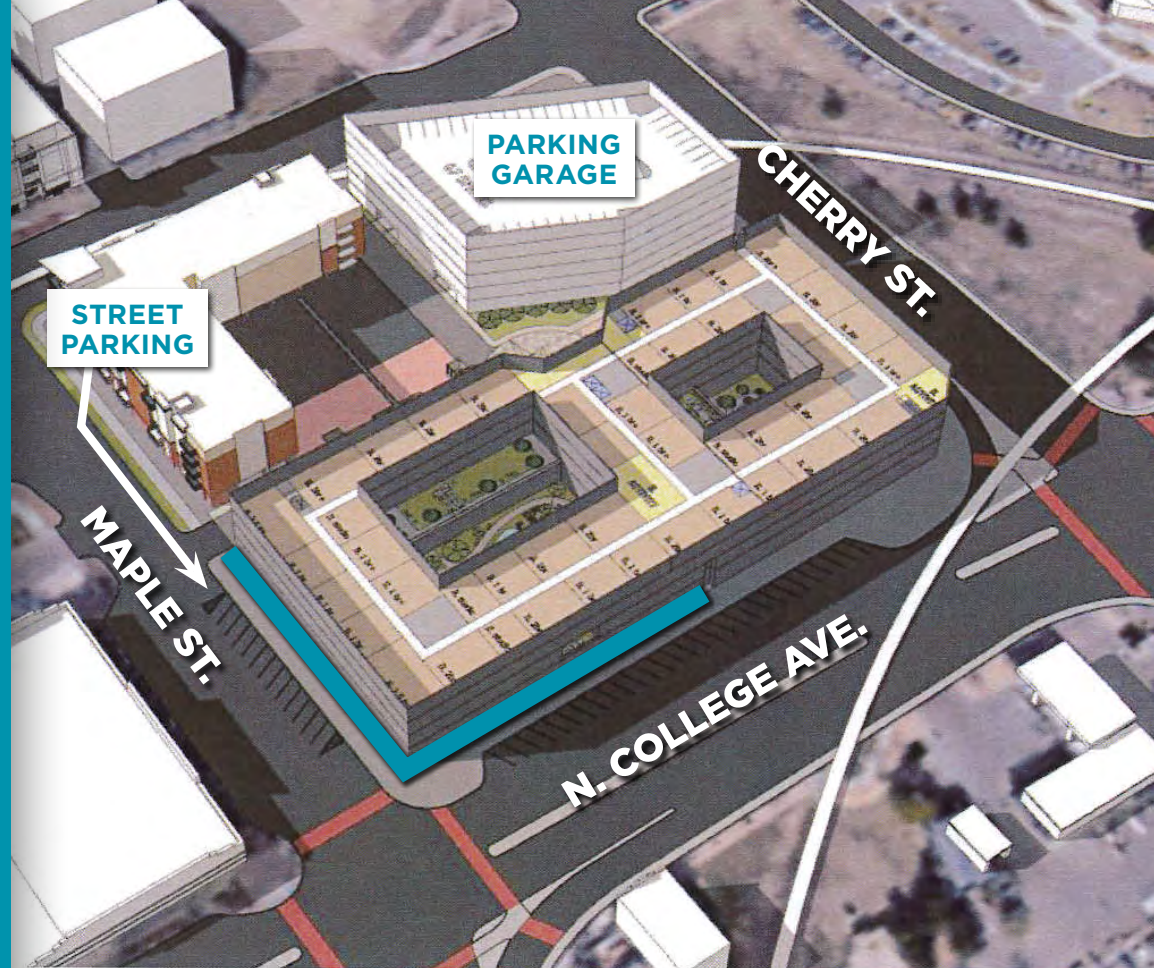
Traffic (CoStar, 2025)

COUNTS

N COLLEGE AVENUE
38,813 VPD

CHERRY STREET
16,792 VPD

JEFFERSON STREET
12,558 VPD



PROPERTY HIGHLIGHTS

Garage (39 Spaces assigned to retail tenants) + Street Parking

Building Signage

Signalized Intersection

College Avenue Frontage

Steps from Maxline Transfer Station

Walking Distance to Old Town Square

REDEVELOP & REVITALIZE

343 North College Avenue is a redevelopment project revitalizing Block 23 fronting College Avenue between Maple Street and Cherry Street in Old Town Fort Collins surrounded by single-family housing, multi-family housing, and many new housing developments. This project will include a four-story 160-unit senior living facility along with 20,000 SF of first-floor retail space and a parking garage within walking distance from Fort Collins Transit Center, Poudre Trail, and Poudre River Whitewater Park.

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SALE PRICE: \$591/SF* | PROMOTIONAL YEAR 1
LEASE RATE: \$25-28/SF NNN

CORE & SHELL DELIVERY | TI ALLOWANCE NEGOTIABLE

*Parking spaces can be purchased for \$52K per stall

N. COLLEGE AVE.

NESTLED UNDER

MORNINGSTAR SENIOR LIVING

MorningStar Assisted Living and Memory Care is dedicated to providing the finest assisted living Fort Collins has to offer. Their resort style amenities foster a lifestyle of comfort and wellness and make their residents' retirement years as carefree as possible. With a mission grounded on the belief: "to honor, to serve, to invest," it is no surprise that they are focused on providing exceptional care for their seniors who have entrusted them to make their retirement years as carefree as possible. To deliver on that promise, they work every day to create an atmosphere of comfort, wellness and family to ensure their community feels like a true home for our residents.

4 STORIES | 160 SENIOR LIVING UNITS | RIGHT ABOVE 20,000 SF RETAIL/OFFICE



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1,800-8,000 SF

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