

FOR LEASE

3531 S. COLLEGE AVENUE
FORT COLLINS, CO 80525



2,626 SF RETAIL SPACE FOR LEASE
LEASE RATE: \$35.00/SF

3531 South College Avenue is located at one of Fort Collins finest intersections, College Avenue and Horsetooth Road. With the addition of Trader Joe's and the future mall re-development, this location will only get stronger.

PROPERTY HIGHLIGHTS

Building Size	6,825 SF	Parking	46 spaces with cross parking to the North
Available Size	2,626 SF	Features	Mason Street Corridor
Site Size	1.14 Acres		
Zoning	C-Commercial District		

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	DEMOGRAPHICS		
	1 Mile	3 Miles	5 Miles
2022 Population	14,510	115,226	149,398
2022 Households	6,604	46,864	72,285
2022 Average HH Income	\$82,403	\$89,828	\$91,750
Daytime Employment	12,841	64,428	97,272

CoStar, 2023

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