

3307 SOUTH COLLEGE AVENUE

UNIT 112 & UNIT 115B | FORT COLLINS, CO 80525

CRYSTAL GARDENS SHOPPING CENTER
RETAIL SPACES AVAILABLE FOR LEASE



CUSHMAN &
WAKEFIELD

3307
SOUTH COLLEGE
AVENUE
UNIT 112 & UNIT 115B



AVAILABLE UNITS:

UNIT 112: 2,364 SF
UNIT 115B: 3,160 SF

LEASE RATE	\$14.00/SF NNN
EXPENSES	\$8.40/SF
SIGNAGE	MONUMENT AND BUILDING

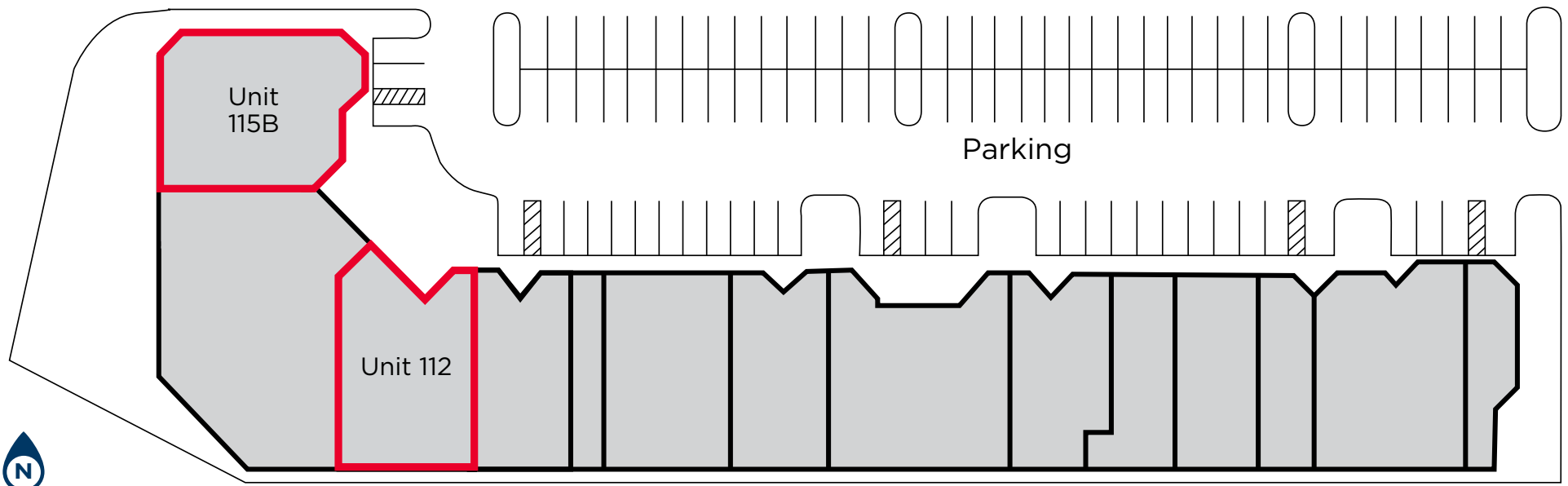
PARKING	170 SPACES
BUILDING SIZE	46,953 SF
ZONING	COMMERCIAL

3307
SOUTH COLLEGE
AVENUE

PROPERTY SUMMARY

This affordable retail shopping center offers two available units: 112, a salon-ready unit and 115B, an end-cap retail unit. Both units are situated in the highly trafficked and well-established Crystal Gardens Shopping Center. Conveniently located on College Avenue across from the Shops at Foothills Mall and directly adjacent to the pedestrian underpass, this premium location benefits from heavy foot traffic and is serviced by the Max Bus Transit line, connecting midtown with downtown Fort Collins, making it an ideal retail destination.

SITE PLAN CRYSTAL GARDENS SHOPPING CENTER



UNIT 112

TURN-KEY SALON SPACE AVAILABLE FOR LEASE | 2,364 SF

Lease Rate: \$14.00/SF NNN | NNN's \$8.40/SF



Open space for cutting stations
& water hookups for sinks



6 private treatment rooms



Reception area, private restroom,
kitchen/break room, and storage space

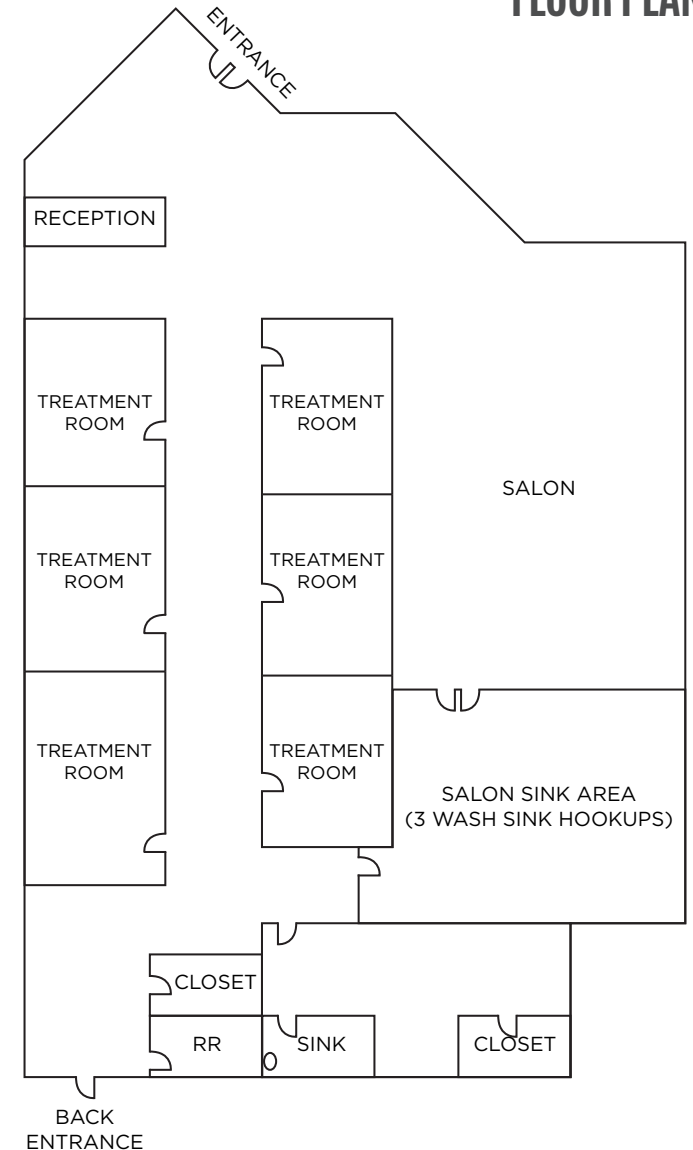


Modern finishes and accent lighting

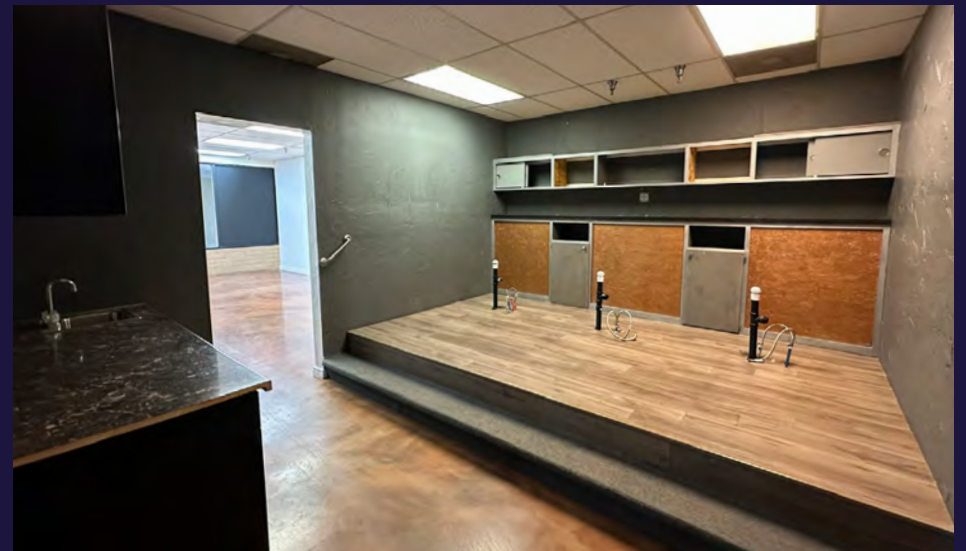


Ideal location next to Young's Café

FLOOR PLAN



PHOTOS | UNIT 112



UNIT 115B

RETAIL SPACE AVAILABLE FOR LEASE | 3,160 SF

Lease Rate: \$14.00/SF NNN | NNN's \$8.40/SF

FLOOR PLAN



Open retail area, storage, and private restroom



Oversized display windows



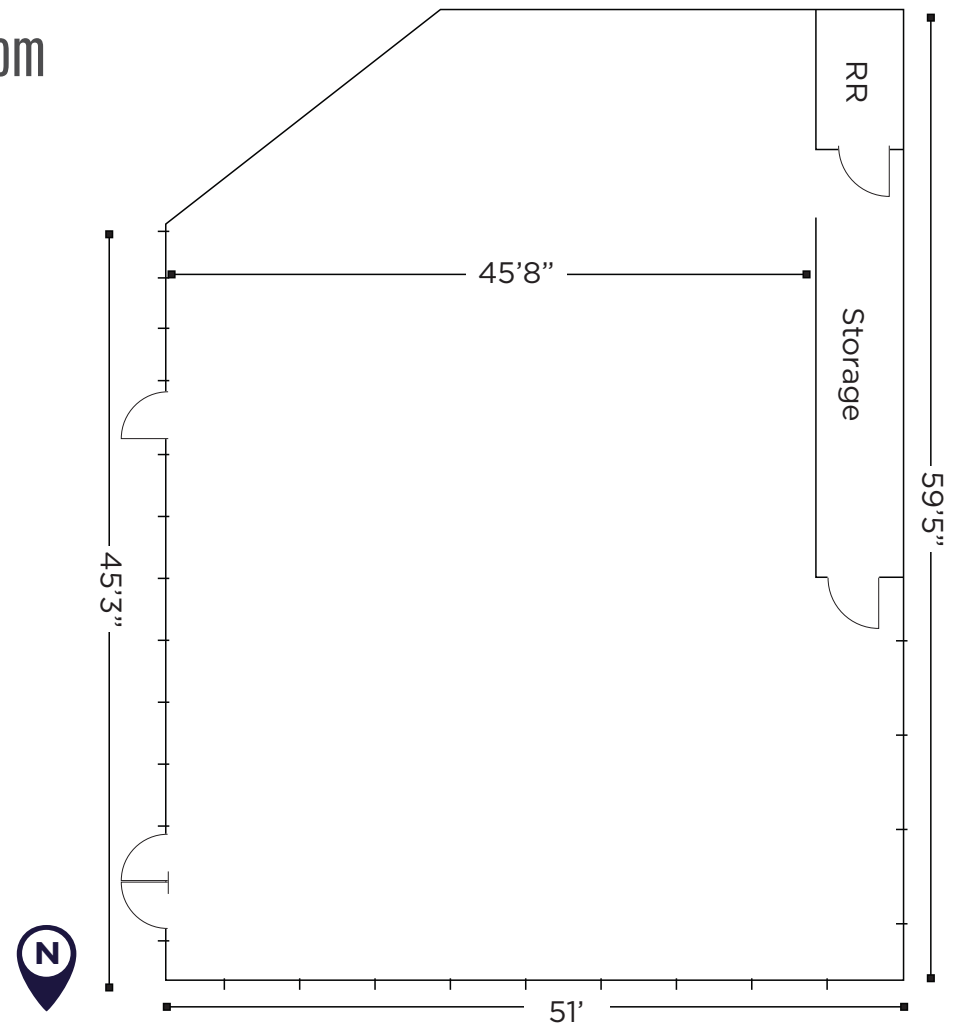
Accent lighting near display window



Large, end cap unit



Ideal location next to Young's Café



PHOTOS | UNIT 115B



DEMOGRAPHICS	CoStar, 2025	
	1 Mile	3 Miles
2024 Population	15,136	117,644
2024 Daytime Employees	12,252	66,667
2024 Households (HH)	6,751	47,749
2024 Avg. HH Income	\$89,052	\$95,757
Proj. Pop. Growth '24-'29	1.3%	1.1%
Proj. HH Growth '24-'29	1.4%	1.3%

TRAFFIC COUNTS	CoStar 2025
Intersection	VPD
S College Ave. & Frontage Rd S	42,798
S College Ave & E Foothills Pkwy S	43,530
S College Ave & E Monroe Dr N	41,106



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