

2,400 SF RETAIL/OFFICE
SPACE AVAILABLE

2170
W DRAKE
ROAD

DRAKE CROSSING

FORT COLLINS, CO 80526

Walgreens

Audra Rose
FLORIST & FLOWER DELIVERY

SUBWAY

YUNGS

T Nails Spa

Tutoring Club

Celestial Skin & Spa

DAYLIGHT MASSAGE

INTERSECT
BREWING

TEN
24
FITNESS

JOSEPHS'
HARDWARE & HOME CENTER

SAFeway

Maya Cove

fnbo

Poudre Pet & Feed Supply

Pringle's

EXCLUSIVE LEASING AGENT

CUSHMAN &
WAKEFIELD



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RETAIL/OFFICE SPACE

AVAILABLE SIZE

Suite B3/4
2,400 SF

LEASE RATE

\$16.00/SF NNN

NNN

\$10.16/SF

INCENTIVES

Qualified tenants may be eligible for **free rent** and a **tenant improvement allowance**, offering significant value and flexibility to customize your space.

PROPERTY HIGHLIGHTS

- Anchored by Safeway & Walgreens
- Signalized Intersection with combined $\pm 40,000$ VPD
- National & Regional Credit Tenants
- Building & Monument Signage
- High Traffic Neighborhood Shopping Center





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DRAKE CROSSING

 1,300,000 Visits
(Past 12 Months)
608,400 Visits
(Past 6 Months)

 #7 Local
Neighborhood
Center
(within 15 Miles)

 26 Minutes
Average Stay

THE SHOPPING CENTER


SAFEWAY 

 946,900 Visits
(Past 12 Months)
452,500 Visits
(Past 6 Months)

 #1 Safeway
(within 15 Miles)

 19 Minutes
Average Stay

Pringles
FINE WINE & SPIRITS

 93,200 Visits
(Past 12 Months)
44,900 Visits
(Past 6 Months)

 #19 Grocery
(within 5 Miles)

 12 Minutes
Average Stay


JOSEPHS'
HARDWARE & HOME CENTER

 71,300 Visits
(Past 12 Months)
31,700
(Past 6 Months)

 #7 Home
Improvement
(within 5 Miles)

 17 Minutes
Average Stay

TEN24
FITNESS

 47,100 Visits
(Past 12 Months)
27,500 Visits
(Past 6 Months)

 #14 Fitness
(within 5 Miles)

 67 Minutes
Average Stay


First National Bank

 43,300 Visits
(Past 12 Months)
20,900 Visits
(Past 6 Months)

 #3 FNBO
(within 5 Miles)

 33 Minutes
Average Stay


Poudre
Pet & Feed
Supply

 22,400 Visits
(Past 12 Months)
11,600 Visits
(Past 6 Months)

 #13 Pet Stores
& Services
(within 5 Miles)

 13 Minutes
Average Stay

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DIVERSE TENANT MIX

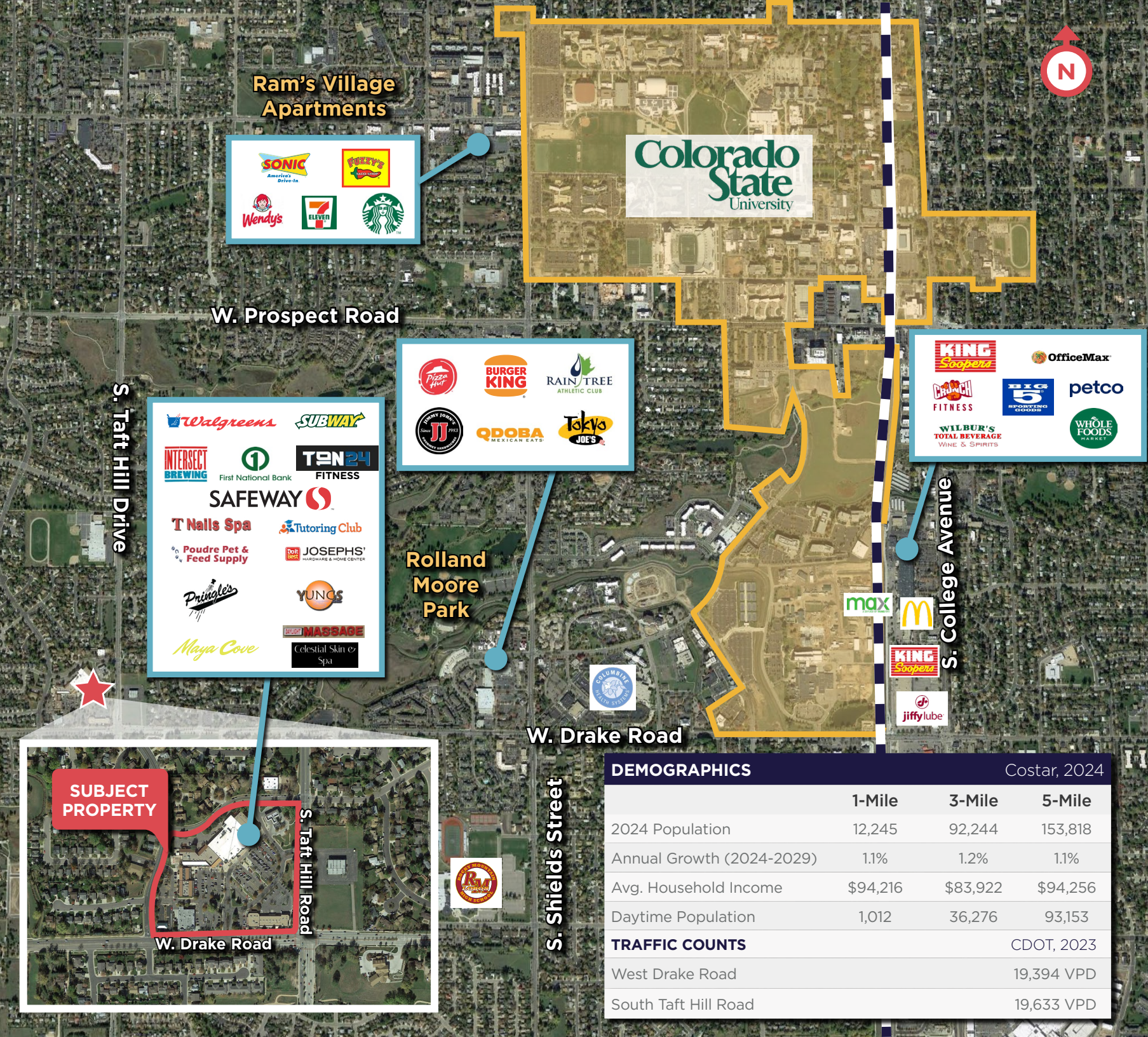


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DEMOGRAPHICS

Costar, 2024

	1-Mile	3-Mile	5-Mile
2024 Population	12,245	92,244	153,818
Annual Growth (2024-2029)	1.1%	1.2%	1.1%
Avg. Household Income	\$94,216	\$83,922	\$94,256
Daytime Population	1,012	36,276	93,153
TRAFFIC COUNTS			CDOT, 2023
West Drake Road			19,394 VPD
South Taft Hill Road			19,633 VPD