

120 BOCKMAN DRIVE

Fort Collins, CO 80525

46,271 SF PRIME RETAIL SPACE AVAILABLE / FOR LEASE



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PROPERTY SUMMARY

This free standing Retail Building is available for lease in Mid-town Fort Collins. This property is less than 1/2 mile to the proposed Foothills Mall redevelopment and Max regional transportation system and features ample parking spaces, high traffic counts and visibility from College Avenue, monument and building signage and countless nearby retail and restaurant amenities.

TOTAL AVAILABLE SIZE

46,271 SF

LEASE RATE

\$12.00/SF NNN

EST. NNN 2024

\$4.98/SF

CLEAR HEIGHT

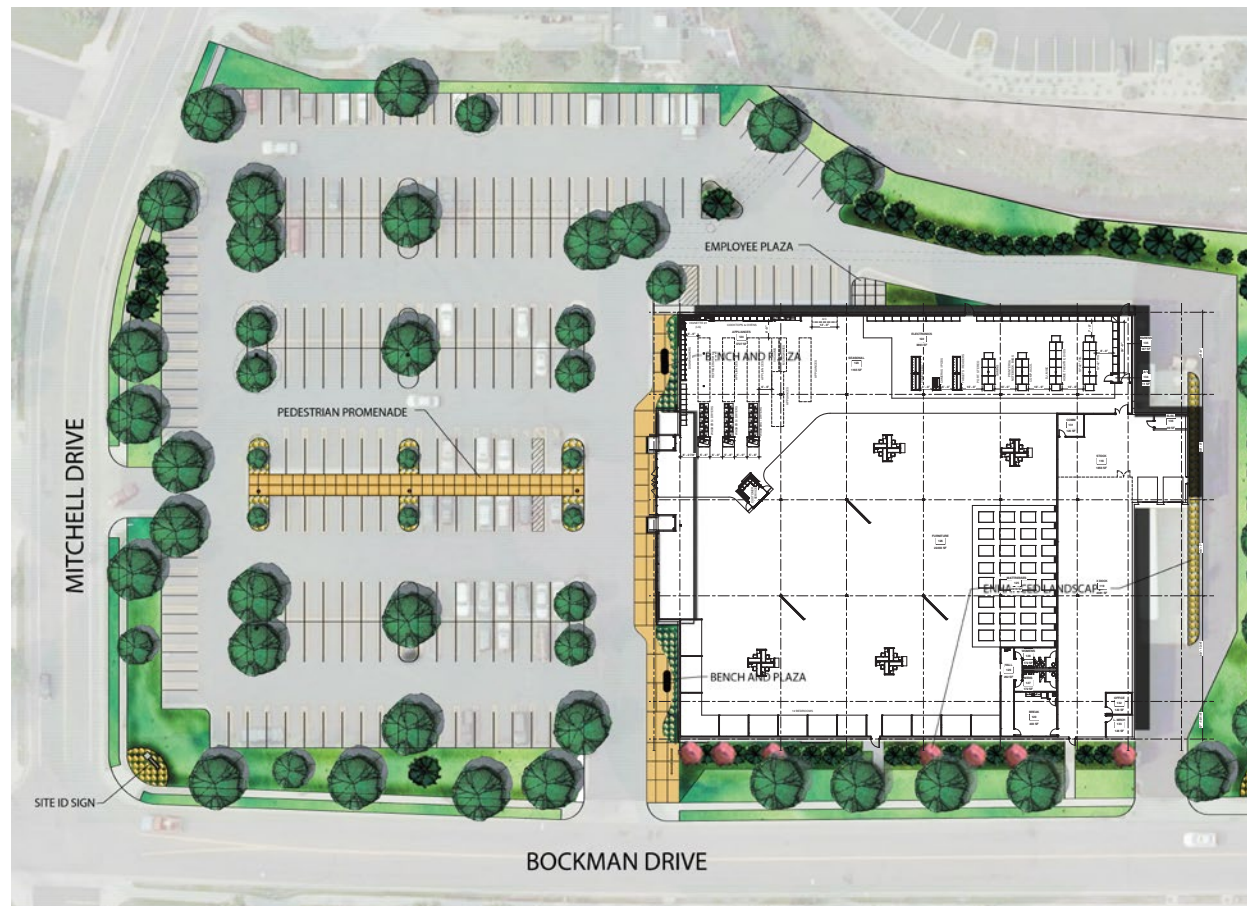
13'-15' (*amortize cost if raised to ±18'*)

ZONING

[General Commercial District](#)

HIGHLIGHTS

- 221 Surface Parking Spaces
- High Front Facade
- Four Sides of Building Signage
- Free Standing Building



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PHOTOS



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Demographics

	2 Miles	5 Miles	10 Miles
2023 Population	48,601	173,693	301,790
2028 Pop. Projection	49,302	177,505	310,984
2023 Households (HH)	21,666	70,245	121,533
2028 HH Projection	22,043	71,876	125,364
Average HH Income	\$98,669	\$93,020	\$100,501
Daytime Employment	31,862	98,115	149,509



For additional information, please contact:

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