



Downtown Fort Collins

123,790 SF Brand New
King Soopers
Opened January 2025

Colorado State University

Natural Resource
Research Center
(NRRC)

CSU Vet Hospital

\$230 Million Upgrade and
Expansion to the CSU Vet
Hospital Under Construction

MAX Bus Rapid
Transit



WHOLE
FOODS

WILBUR'S
TOTAL BEVERAGE

5
STAR

BRUNCH

jiffy lube

KeyBank

THE VITAMIN SHOPPE

Walgreens

27,804 VPD

W Drake Rd



41st Ave
41,224 VPD

1.5 ACRES
AVAILABLE

2.79 ACRES
AVAILABLE

LOI
PENDING

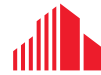
LOI
PENDING

1.5-4.29 ACRES | MULTI-FAMILY/RETAIL PAD SITE FOR SALE

2601 SOUTH COLLEGE AVENUE
FORT COLLINS, CO 80525

PRICING: Contact Brokers

SEE CONCEPT PLANS ON PAGE 2
*PARCEL CAN BE SUBDIVIDED



CUSHMAN &
WAKEFIELD

2601 S. COLLEGE AVENUE

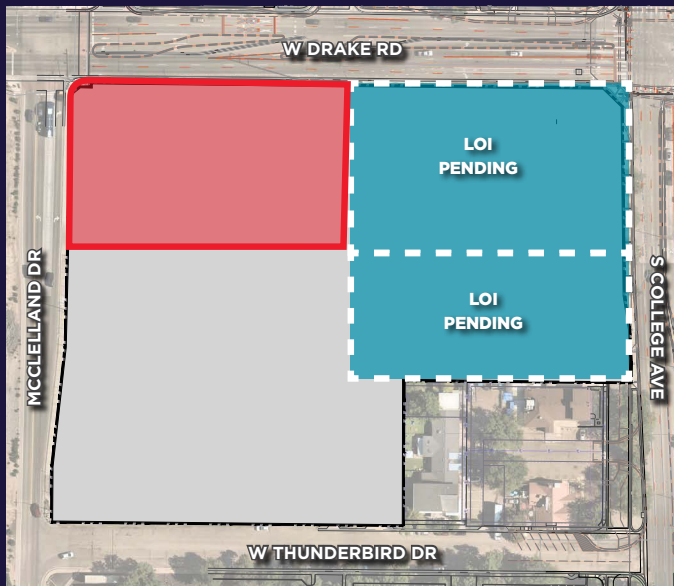
FORT COLLINS, CO 80525

One of the most prominent corner locations in all of Fort Collins, the southwest corner of College Avenue and Drake Road boasts incredible visibility, accessibility and daily traffic.

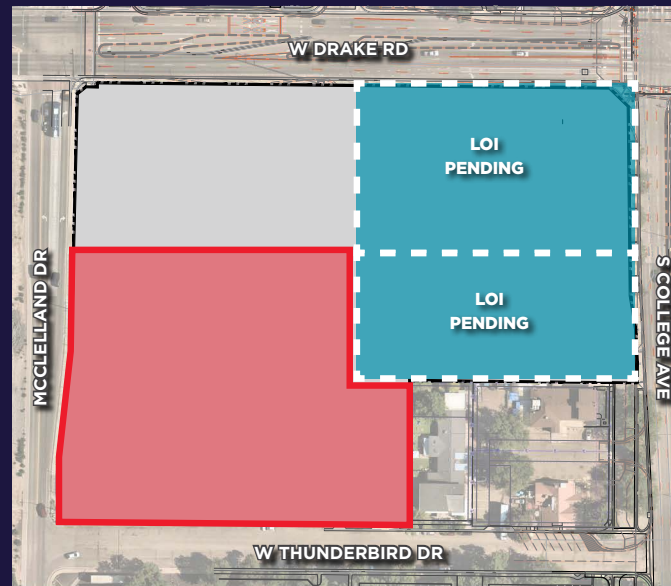
ZONING: CG (General Commercial)

https://library.municode.com/co/fort_collins/codes/land_use?nodeId=ART4DI_DIV4.21GECODI

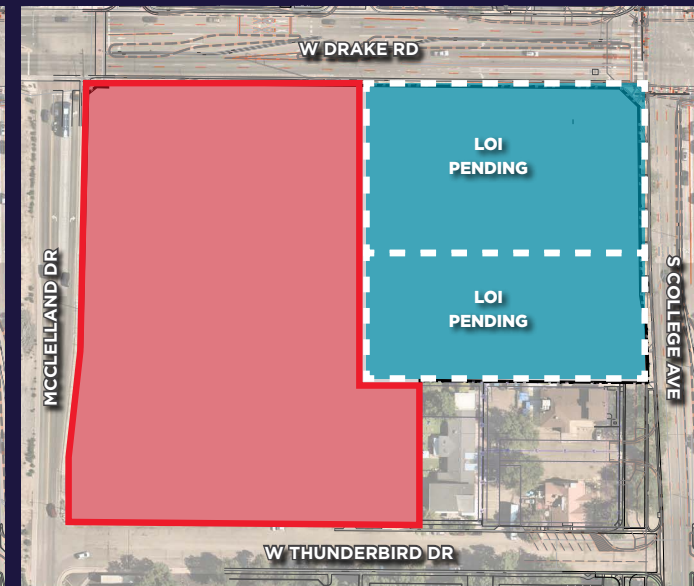
OPTION 1: 1.5 Acres



OPTION 2: 2.79 Acres



OPTION 3: 4.29 Acres



Conceptual Plans

CONTACT BROKERS FOR PRICING

2601 S. COLLEGE AVENUE FORT COLLINS, CO 80525

LOCATION

One of the most prominent corner locations in all of Fort Collins, the southwest corner of College Avenue and Drake Road boasts incredible visibility, accessibility and daily traffic.

EXECUTIVE SUMMARY

2601 S. College represents an extremely rare opportunity for re-purposing or redevelopment of a very prominent corner located in Midtown Fort Collins, Colorado. The zoning of this site allows for retail, commercial, hospitality and multi-family uses. It is located within the Transit Overlay District (TOD) stretching along College Avenue, allowing for increased density of uses. It is adjacent to the former K-Mart site, which is being redeveloped into a King Soopers Marketplace concept. This site provides connectivity to Foothills Mall, the Colorado State University campus, CSU Veterinary Hospital and Downtown Fort Collins, all via the Max BRT and College Avenue.

PROJECT DETAILS

City/County	Larimer
Primary Auto Access	S. College Ave, West Drake Rd. & McClelland Dr Signalized Intersection at College & Drake
Public Transportation	Adjacent to MAX Transit Drake Station
Zoning	CG (General Commercial)
TOD Overlay	This property is a part of the Transit Oriented Development (TOD) overlay in Fort Collins allowing for higher density and mixed use development



2601 S. COLLEGE AVENUE FORT COLLINS, CO 80525

TOD HIGHLIGHTS

- Four (4) story building height allowed by CG Zoning
- 5-stories allowed for mixed-use containing at least 1/7th of total BSF as residential or office
- 6-stories allowed for mixed-use containing at least 1/7th of total BSF as residential AND 10% of units are either affordable housing units for rent or for sale, OR structured parking is included (under- or above-ground).
- 7-stories allowed for mixed-use containing at least 1/7th of total BSF as residential AND 10% of units are either affordable housing units for rent or for sale, AND structured parking is included (under- or above-ground).
- Focus on building articulation, enhanced street scape, central features or gathering place and outdoor spaces as amenities to a project.

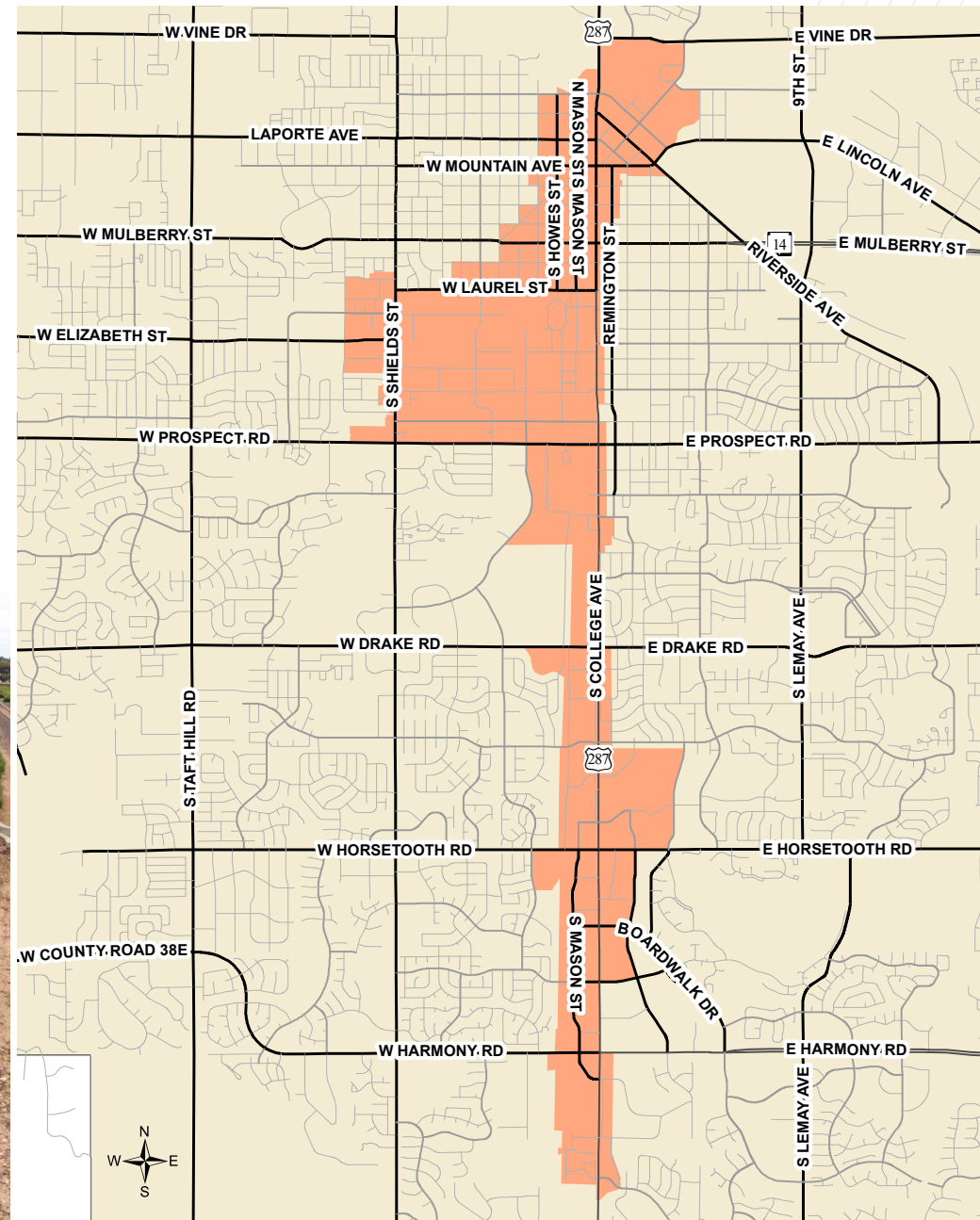


CITY OF FORT COLLINS TRANSIT-ORIENTED DEVELOPMENT OVERLAY ZONE

Legend

- Growth Management Area
- TOD Overlay Zone

0 0.25 0.5 1 Miles



2601 S. COLLEGE AVENUE FORT COLLINS, CO 80525

PROPERTY HIGHLIGHTS

- Major signalized corner at College Ave & Drake Rd
- King Soopers Marketplace under development across the street to the north
- 1-mile from the Colorado State University Campus
- Walking distance to the CSU Vet Hospital
- Connectivity to Downtown Fort Collins and the Foothills Mall
- Close proximity to major employers including Woodward, UCH, CSU, NRRC, Columbine Health and more
- Located within Transit Oriented Development (TOD) zone allowing for taller structures and higher density of development
- Tremendous opportunity for westerly mountain views

DEMOGRAPHICS

	2 Miles	5 Miles	10 Miles
2024 Population	66,988	184,819	280,045
2029 Projected Population	71,029	195,527	298,536
2024 Households	26,877	74,837	111,429
Avg HH Income	\$87,856	\$99,520	\$107,242

FOR MORE INFORMATION, CONTACT:

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