

**742 N. COLLEGE AVENUE**

FORT COLLINS, COLORADO 80524

**PRICE IMPROVED****7,135 SF FREESTANDING RETAIL BUILDING**

Sale Price: \$1,350,000 (\$189/SF) | Lease Rate: \$12.00/SF NNN

Free-standing retail or restaurant opportunity located on North College Avenue in Fort Collins, adjacent to downtown and the new kayak park portion of the Poudre River. This property was formerly home to First Cash Pawn, presents an open interior with perimeter parking and a loading area in the rear. Tremendous building and monument signage.

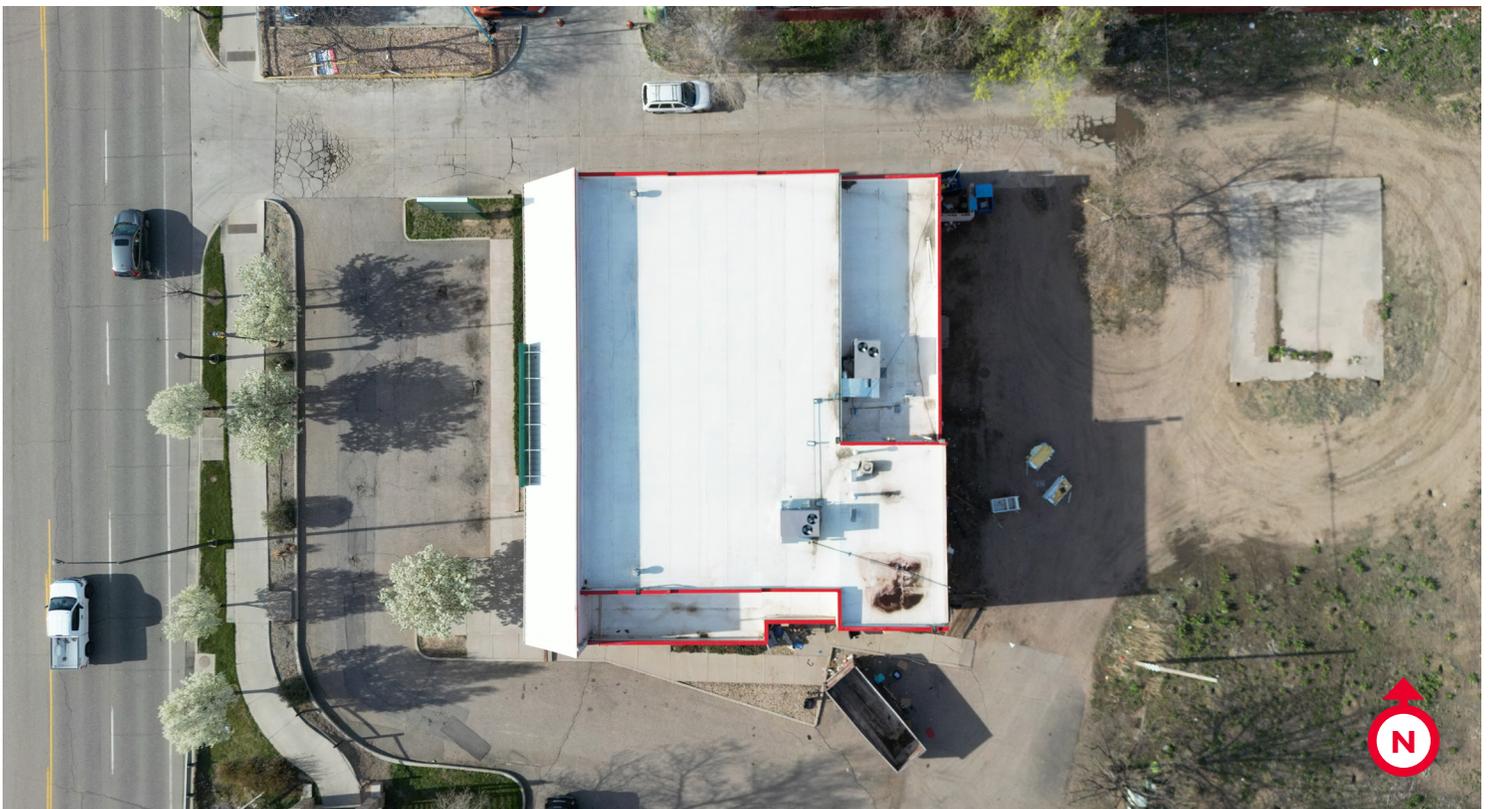
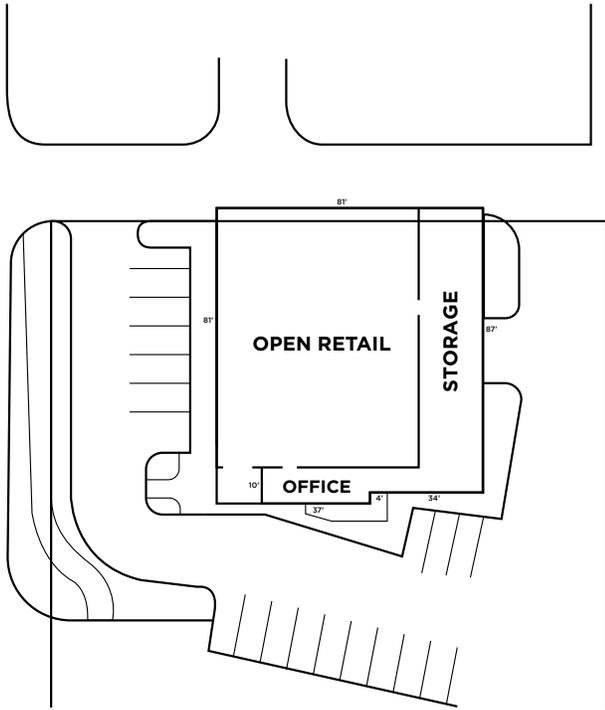
**PROPERTY HIGHLIGHTS**

- Adjacent to planned 70-unit townhome development
- Building Size: 7,135 SF
- Lot Size: 0.46 acres
- Zoning: [C-S Service Commercial](#)
- Parking Ratio: 2.71 : 1,000 SF
- Frontage: 135' along N College
- Taxes \$4.18/SF | Insurance \$0.93/SF
- RTUs replaced in 2023
- Roof replaced in 2020

# COLLEGE AVENUE RETAIL BUILDING

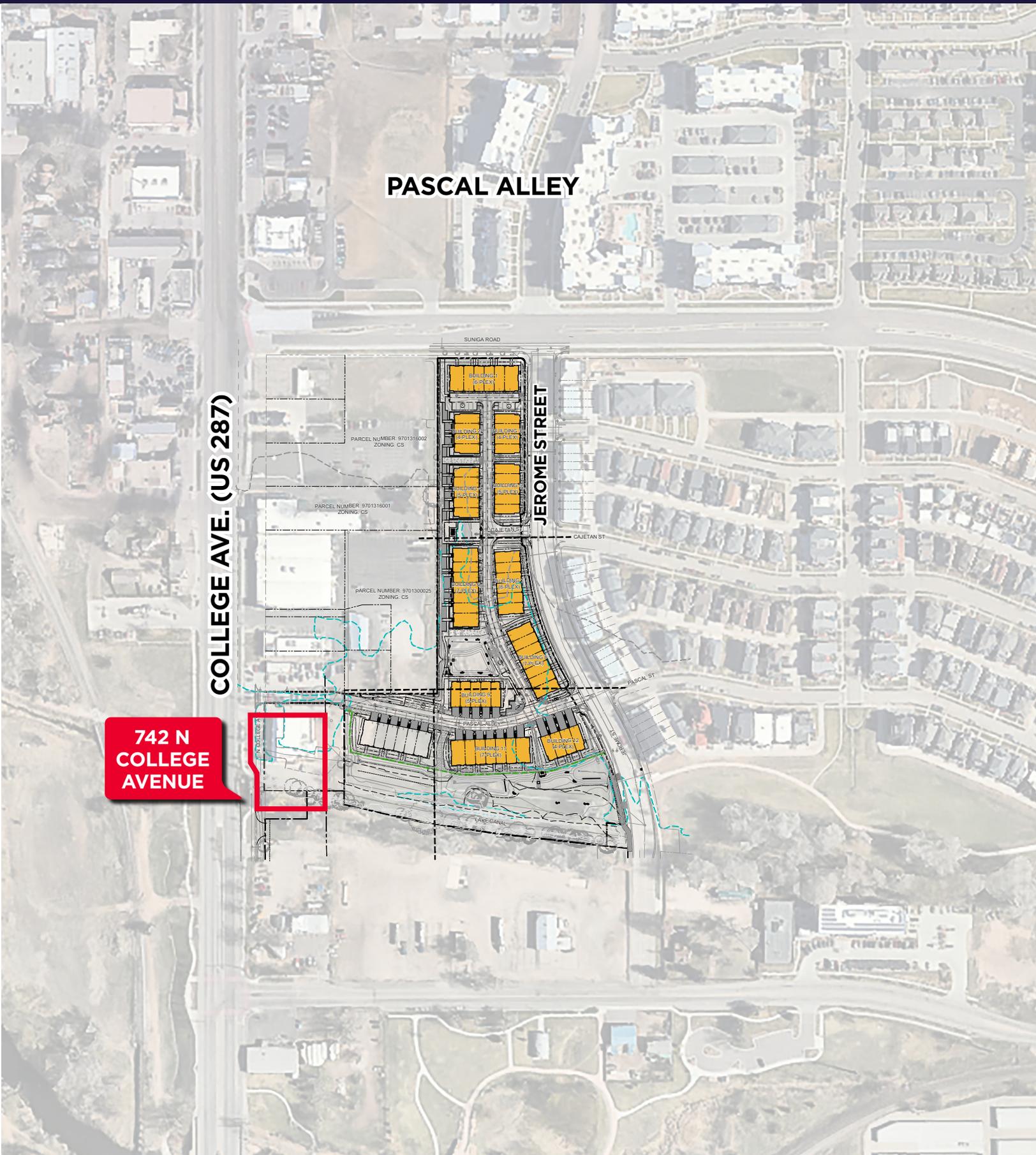
## SITE PLAN

NORTH COLLEGE AVENUE



AVAILABLE FOR SALE OR LEASE

# ADJACENT PLANNED 70-UNIT TOWNHOME DEVELOPMENT



**PASCAL ALLEY**

**COLLEGE AVE. (US 287)**

**JEROME STREET**

**742 N  
COLLEGE  
AVENUE**

SUNIGA ROAD

PARCEL NUMBER: 970131002  
ZONING: CS

PARCEL NUMBER: 970131001  
ZONING: CS

PARCEL NUMBER: 970130025  
ZONING: CS

CAJETAN ST

PASCAL ST

PASCAL ALLEY

CAJON CANAL



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## FORT COLLINS

### ABOUT FORT COLLINS

Fort Collins, one of the healthiest cities in the U.S., boasts award winning schools, beautiful outdoor facilities, and a flourishing arts scene. Additionally, residents can visit any of the unique breweries, shops and restaurants located in the area.

The Fort Collins economy has a mix of manufacturing and service-related businesses. Many high-tech companies have relocated to Fort Collins because of the resources of Colorado State University and its research facilities.

Fort Collins is also home to many small businesses and entrepreneurial ventures. The Larimer Small Business Development Center helps small businesses in the area get started and become profitable while the Northern Colorado Economic Alliance attracts business while stimulating relevant economic opportunity and job growth for the region.

Other factors that attribute to the entrepreneurial climate of Fort Collins are Colorado State University's College of Business and its Institute for Entrepreneurship Center and the Rocky Mountain Innosphere, helping new clean energy, technology, and scientific startup companies get started.

### MAJOR EMPLOYERS

- Advanced Energy Industries, Inc.
- Anheuser Busch
- Banner Health
- Colorado State University
- Columbine Health Systems
- Hewlett-Packard Enterprise
- Kaiser Permanente
- Platte River Power Authority
- University of Colorado Health
- Water Pik
- Woodward
- Xcel Energy Co.

### DEMOGRAPHIC HIGHLIGHTS

- As of 2023 the region's population increased by 5.4% since 2018, growing by 10,770. Population is expected to increase by 5.1% between 2023 and 2028, adding 10,710.
- From 2018 to 2023, jobs increased by 3.1% in 9 Colorado ZIPs from 121,908 to 125,642. This change fell short of the national growth rate of 4.5% by 1.4%.

Source: EMSI, 2025



2024 Total Population

**172,581**



2024 Total Households

**70,117**



2024 Median Household Income

**\$85,166**

Source: Esri, 2024

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## DEMOGRAPHICS

Source: CoStar, 2025

	1 Mile	3 Miles	5 Miles
2024 Population	9,371	77,395	146,375
2024 Households	4,306	30,528	59,613
Avg. Household Income	\$75,639	\$80,130	\$90,663
Daytime Population	16,678	48,551	80,185

## TRAFFIC COUNTS

Source: CDOT, 2023

	VPD
College Avenue/Highway 287	28,804



For more information, please contact:

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