

### 109 South College Avenue

109 South College Avenue offers an exceptional retail opportunity in the vibrant heart of Old Town, Fort Collins. Positioned directly on the city's main thoroughfare, College Avenue, this high-visibility location benefits from steady pedestrian traffic and strong exposure to both locals and visitors. The flexible floor plan is ideal for a variety of retail concepts. This is a standout spot for retailers looking to establish a presence in one of Fort Collins' most sought-after shopping corridors.



\$26/SF NNN NNN Expenses: \$8.98/SF

LEASE RATE



October 1, 2025

AVAILABLE



**1,850 SF** SIZE



2025 YEAR RENOVATED



**Building** SIGNAGE



## 109 South College Avenue

#### **FLOOR PLAN**

RESTROOM - NOT CURRENTLY BUILT / FUTURE OPTION BY TENANT REQUEST





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# Over \$170M Total Consumer Spending Within 1 Miles **COSTAR 2025**



For more information, please contact:

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