



PRIME RETAIL SUITE AVAILABLE FOR LEASE

636 South College Avenue

636 South College Avenue presents a prime retail opportunity at the corner of College Avenue and Laurel Street—one of Fort Collins' highest foot and vehicle traffic intersections. Directly across from Colorado State University and on the edge of Old Town, this location offers unmatched visibility and steady customer flow from students, locals, and visitors alike.

Surrounded by well-established neighboring businesses such as The Screaming Peach, DP Dough, The Colorado Room, and Noodles & Company, the space sits in a dynamic commercial hub with a built-in customer base. The flexible floor plan is ideal for a variety of retail concepts looking to tap into the energy and traffic of this thriving corridor.



\$2,500/Month (Modified Gross) + Utilities
LEASE RATE



Available Now
AVAILABLE



Building
SIGNAGE

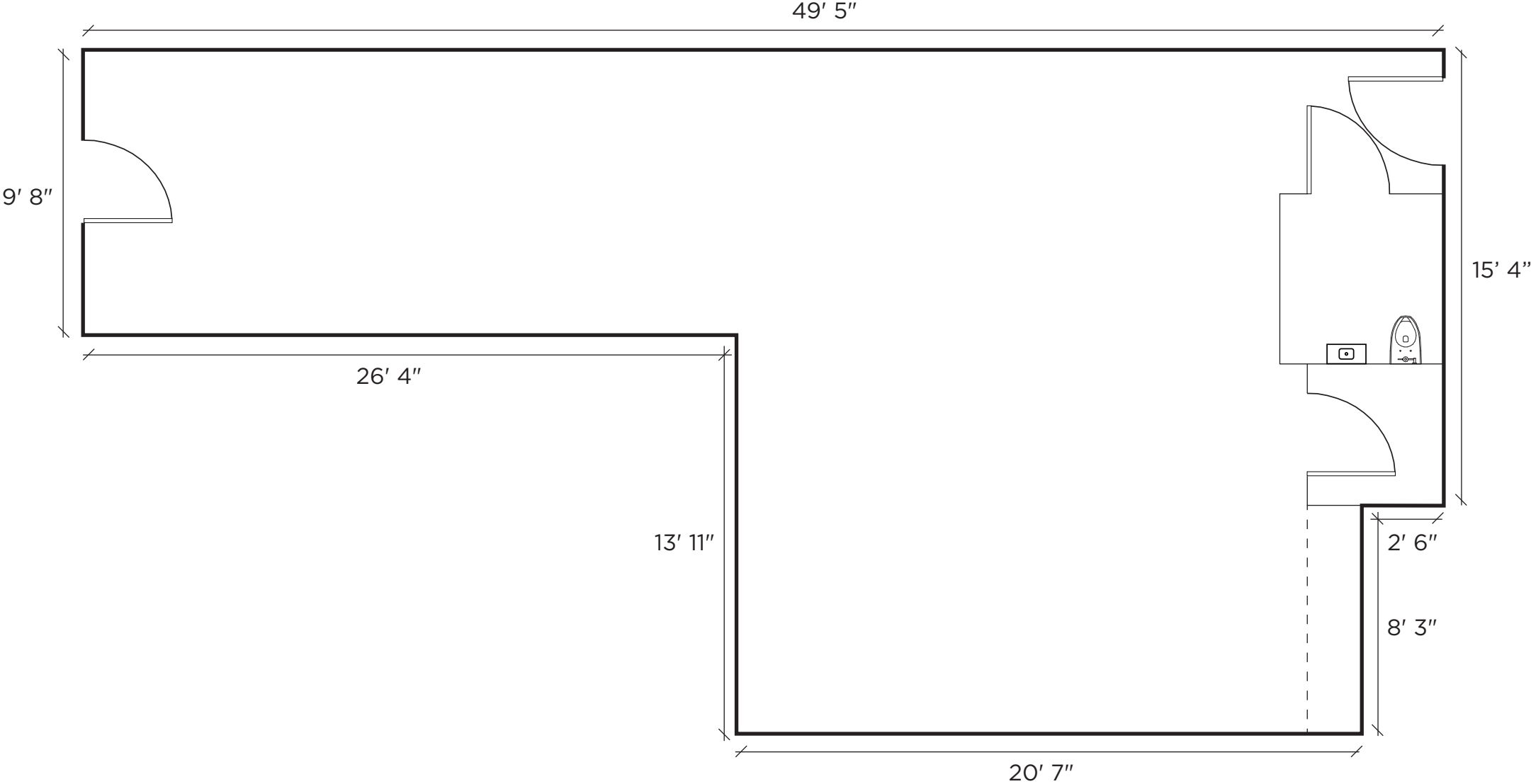


870 SF
SIZE



636 South College Avenue

FLOOR PLAN



636 South College Avenue

Over \$177M Total Consumer Spending
Within 1 Miles **COSTAR 2025**



For more information, please contact:

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