



# Arbor Plaza

Fort Collins, CO 80525

PRIME RETAIL, OFFICE & RESTAURANT SUITES AVAILABLE FOR LEASE

# Arbor Plaza

4613, 4619, 4631 & 4637 S Mason Street

Arbor Plaza offers outstanding retail, office or restaurant opportunities in one of Fort Collins' most high-traffic, high-visibility locations—positioned prominently at the corner of Harmony Road and South College Avenue. Anchored by a busy Walmart Supercenter, the center benefits from a steady stream of daily visitors and significant foot and vehicle traffic.

This well-established plaza features ample parking, strong co-tenancy, and easy access from both major thoroughfares. With a strategic location surrounded by dense residential neighborhoods, national retailers, and key community hubs, Arbor Plaza is ideal for businesses seeking exposure, convenience, and growth in one of Fort Collins' most active commercial corridors.

**LEASE RATE** \$16.00 - \$18.00/SF NNN  
Suites C3 & D1: \$25.00/SF NNN

**NNN's:  
SIGNAGE** \$15.90/SF  
Building and Monument

| SUITE              | TENANT                                       | SIZE                    |
|--------------------|--|-------------------------|
| A1                 | Uplift Dance and Fitness                     | 2,076 SF                |
| A2                 | H&R Block                                    | 989 SF                  |
| <b>A4</b>          | <b>AVAILABLE</b>                             | <b>2,450 SF</b>         |
| <b>A5 &amp; A6</b> | <b>AVAILABLE</b>                             | <b>2,800 SF</b>         |
| A7                 | Sola Salon                                   | 4,165 SF                |
| B1                 | Neighbor Liquors                             | 1,200 SF                |
| B2                 | Great Clips                                  | 1,172 SF                |
| B3                 | Wing Stop                                    | 1,200 SF                |
| <b>B4 &amp; B5</b> | <b>AVAILABLE</b>                             | <b>1,200 - 2,400 SF</b> |
| <b>B6</b>          | <b>AVAILABLE - 11/1/25</b>                   | <b>2,101 SF</b>         |
| C1 & C2            | Afford Dentures                              | 3,570 SF                |
| <b>C3</b>          | <b>RESTAURANT AVAILABLE - 30 DAYS NOTICE</b> | <b>1,200 SF</b>         |
| C4                 | Puffs Smoke Shop & Vapor                     | 1,200 SF                |
| C5                 | MTS Mobile                                   | 1,200 SF                |
| C6                 | Metro PCS                                    | 1,200 SF                |
| C7                 | V Nail Spa                                   | 1,200 SF                |
| C8                 | El Diablo                                    | 2,400 SF                |
| <b>D1</b>          | <b>RESTAURANT AVAILABLE - 10/1/2025</b>      | <b>2,493 SF</b>         |
| D3 & D5            | Salon Centric                                | 3,450 SF                |
| E1                 | UCHealth                                     | 13,136 SF               |



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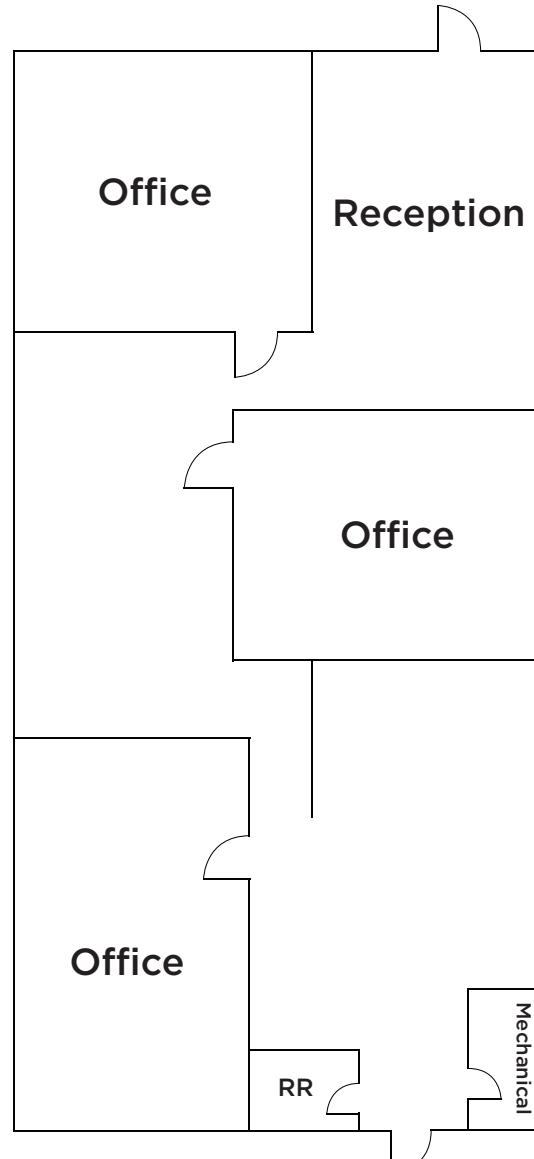
## SUITE A4 (4637)



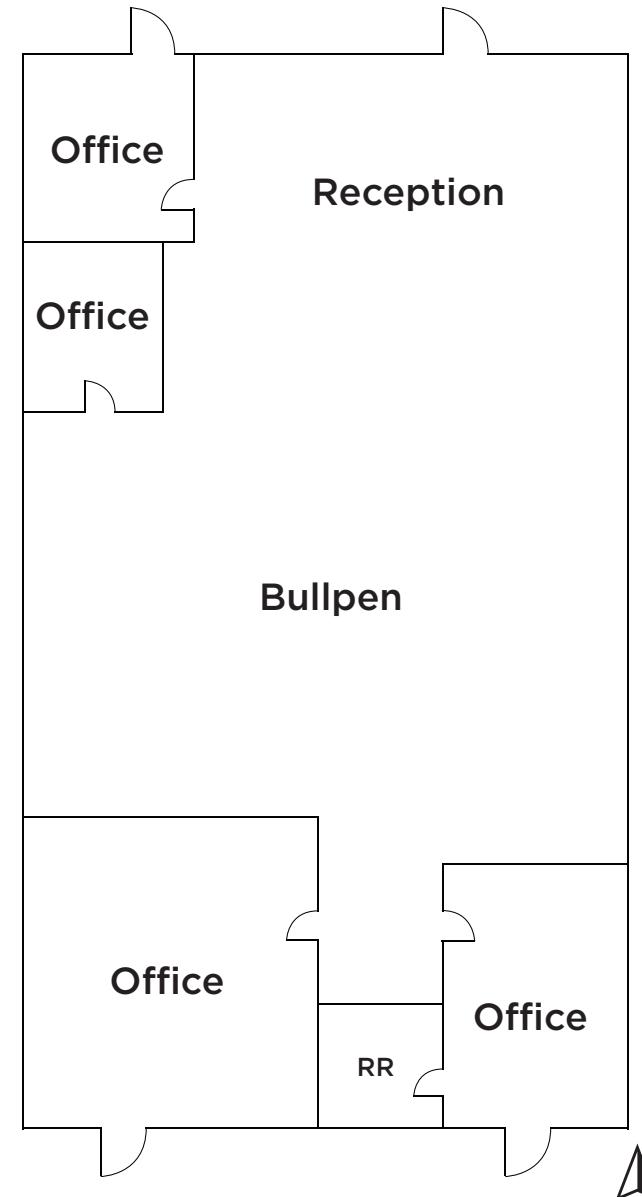
## SUITE A5 & A6 (4637)



## SUITE A4 (4637)



## SUITE A5 & A6 (4637)



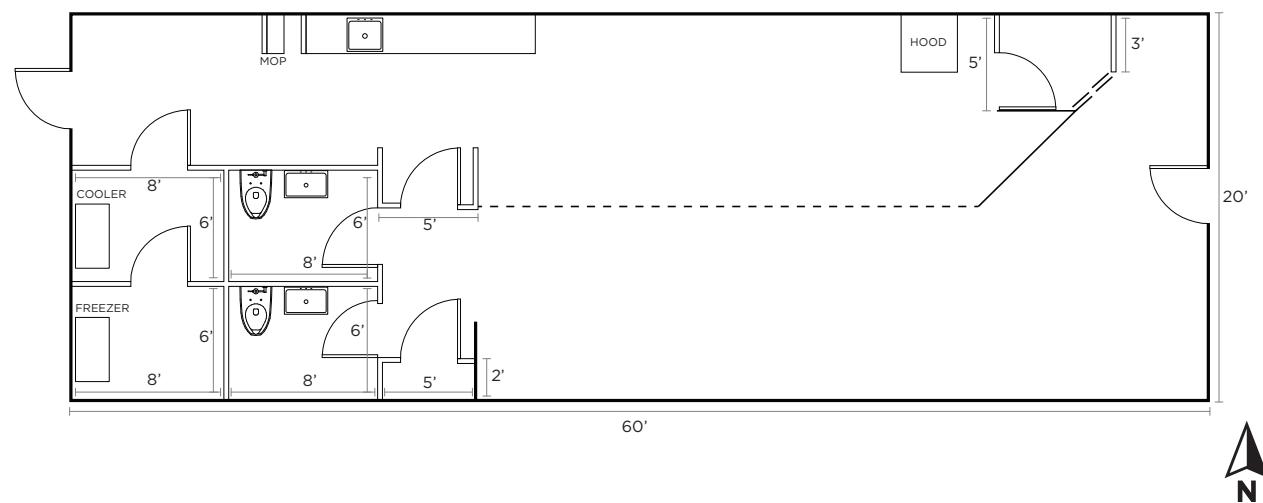
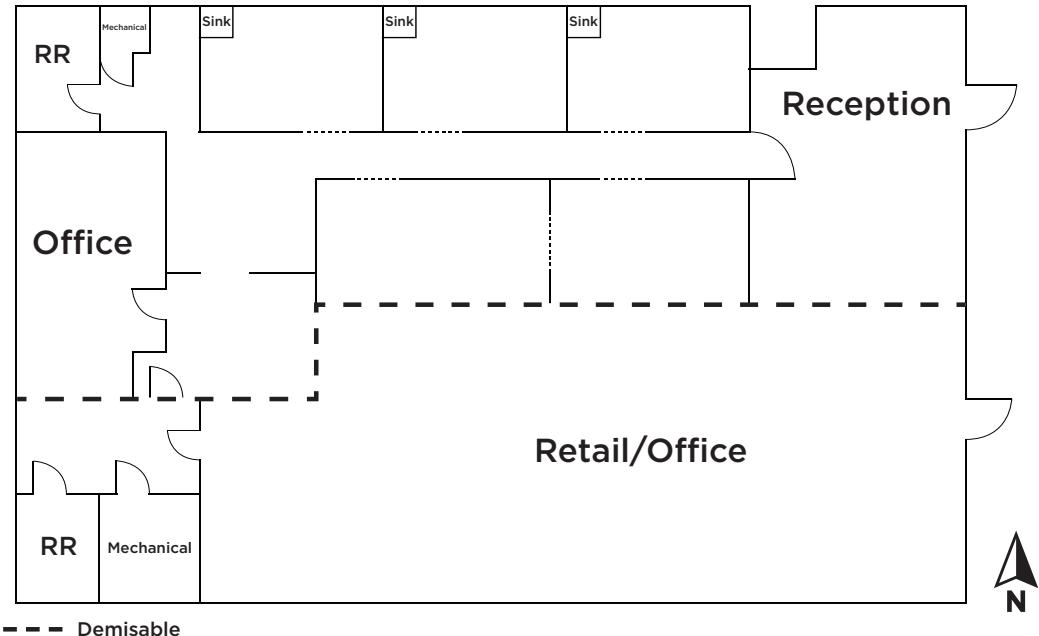
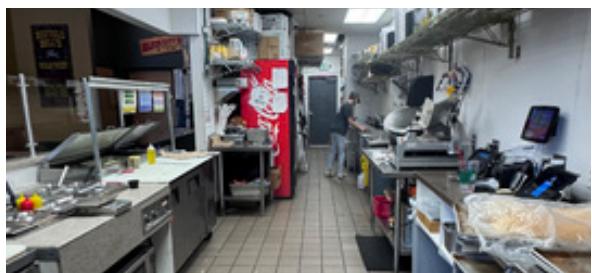
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## SUITE B4 & B5 (4631)



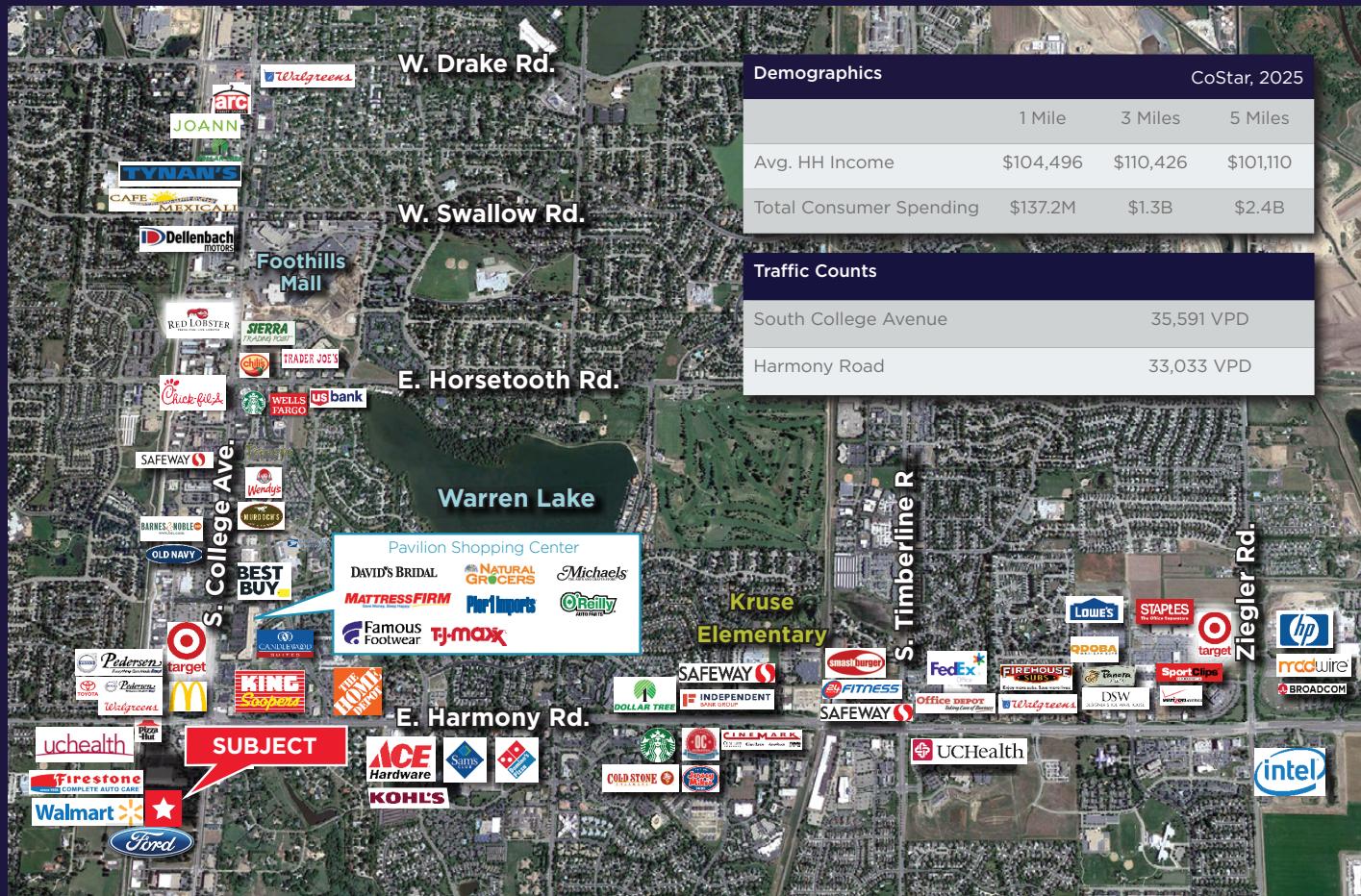
## SUITE C3 (4619)



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Over \$1.3 Billion Total Consumer Spending  
Within 3 Miles **COSTAR 2025**



## CUSHMAN & WAKEFIELD

### NATE HECKEL

Managing Director

+1 970 267 7724

[nate.heckel@cushwake.com](mailto:nate.heckel@cushwake.com)

### TYLER MURRAY

Senior Director

+1 970 267 7404

[tyler.murray@cushwake.com](mailto:tyler.murray@cushwake.com)

### TY MASHEK

Senior Associate

+1 303 525 3125

[ty.mashek@cushwake.com](mailto:ty.mashek@cushwake.com)

### ROBERT ROEMER

Associate

+1 303 562 6555

[robert.roemer@cushwake.com](mailto:robert.roemer@cushwake.com)

## JLL

### ADAM RUBENSTEIN

+1 720 418 8047

[adam.rubenstein@jll.com](mailto:adam.rubenstein@jll.com)