

Walmart
Supercenter

V Nail Spa

AFFORDABLE
DENTURES &
IMPLANTS

uchealth

Great
Clips

EL-DIABLO

PUFFS
SMOKE

SalonCentric

H&R
BLOCK

WING STOP

Liquor

Sola
SALONS

Firestone
COMPLETE AUTO CARE

Red Bull

Red Bull Energy
DRINKS

(33,033 VPD) HARMONY RD.

Pizza
Hut

Krispy Kreme
DONUTS

Appliance
FACTORY
Mattress
Kingdom

(35,591 VPD) COLLEGE AVE.

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

BASE RENT	Negotiable
NNN	\$17.61/SF
SIGNAGE	Building and Monument

SUITE	TENANT	SIZE
A1	Uplift Dance and Fitness	2,076 SF
A2	H&R Block	989 SF
A4	FORMER GOLF SIMULATOR	2,450 SF
A5 & A6	FORMER H&R BLOCK	2,800 SF
A7	Sola Salon	4,165 SF
B1	Great Clips	1,200 SF
B2	Neighbor Liquors	1,172 SF
B3	Wing Stop	1,200 SF
B4 & B5	FORMER SPA (B4) & APPLIANCE STORE (B5)	1,200 - 2,400 SF
B6	FORMER GYM	2,101 SF
C1 & C2	Afford Dentures	3,570 SF
C3	Silver Mine Subs	1,200 SF
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
D1	TURN-KEY RESTAURANT	2,493 SF
D3 & D5	Salon Centric	3,450 SF
E1	UCHealth	13,136 SF

AVAILABLE UNITS SHOWN IN BLUE ABOVE



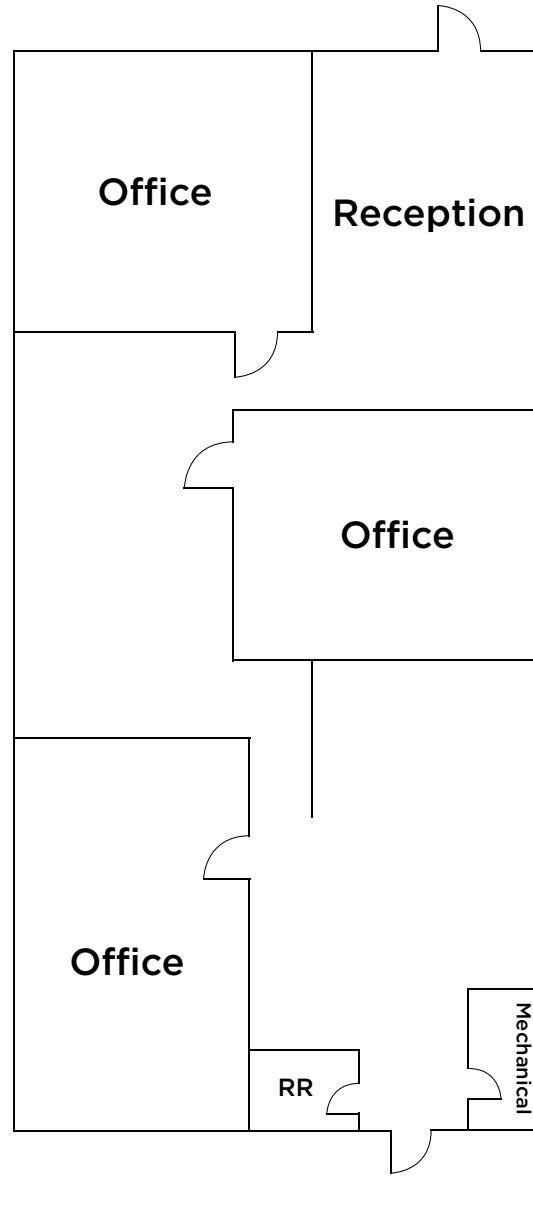
Arbor Plaza

4613, 4619, 4631 & 4637 S. Mason Street

SUITE A4 (4637)



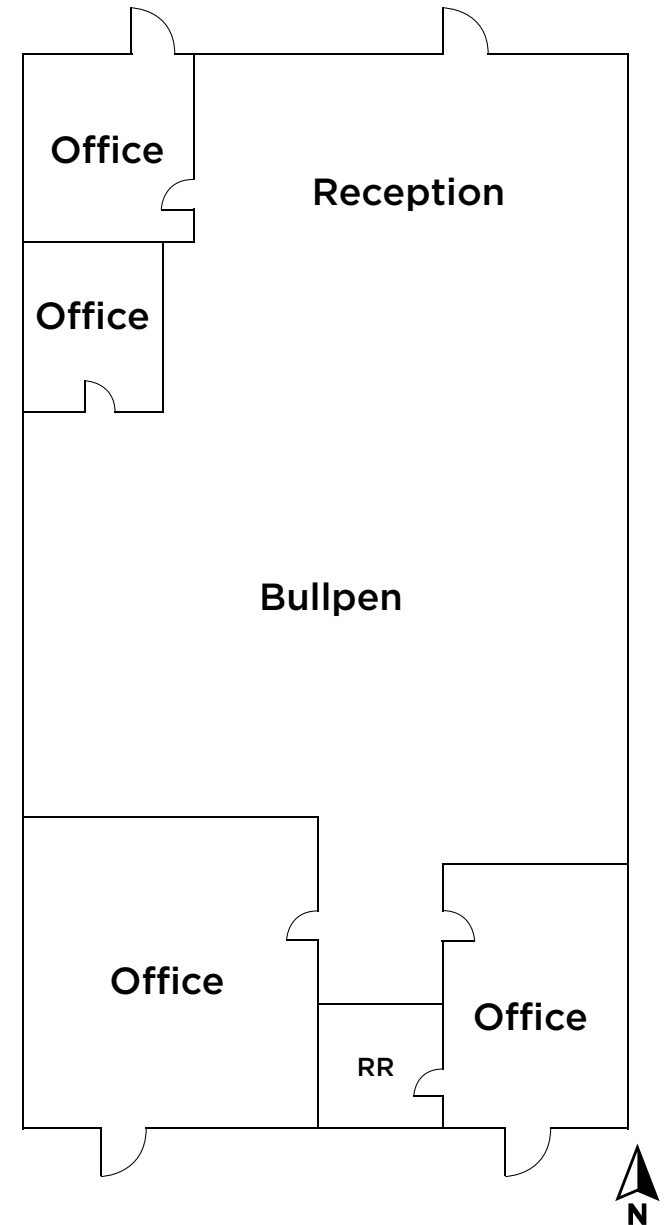
SUITE A4 (4637)



SUITE A5 & A6 (4637)



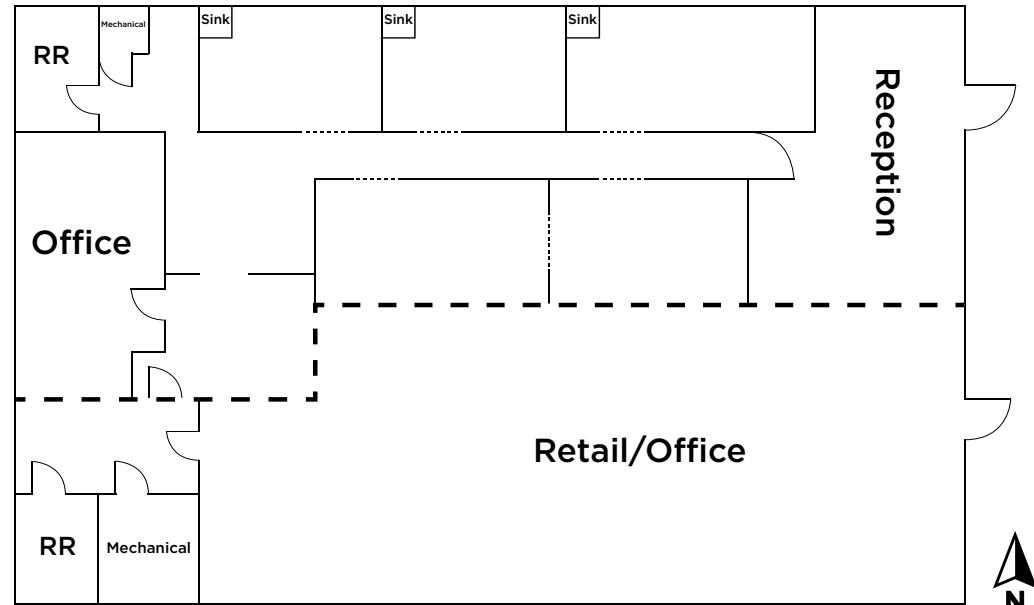
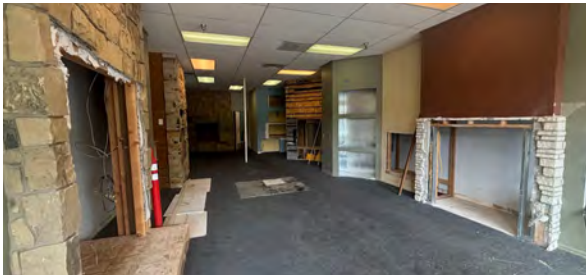
SUITE A5 & A6 (4637)



Arbor Plaza

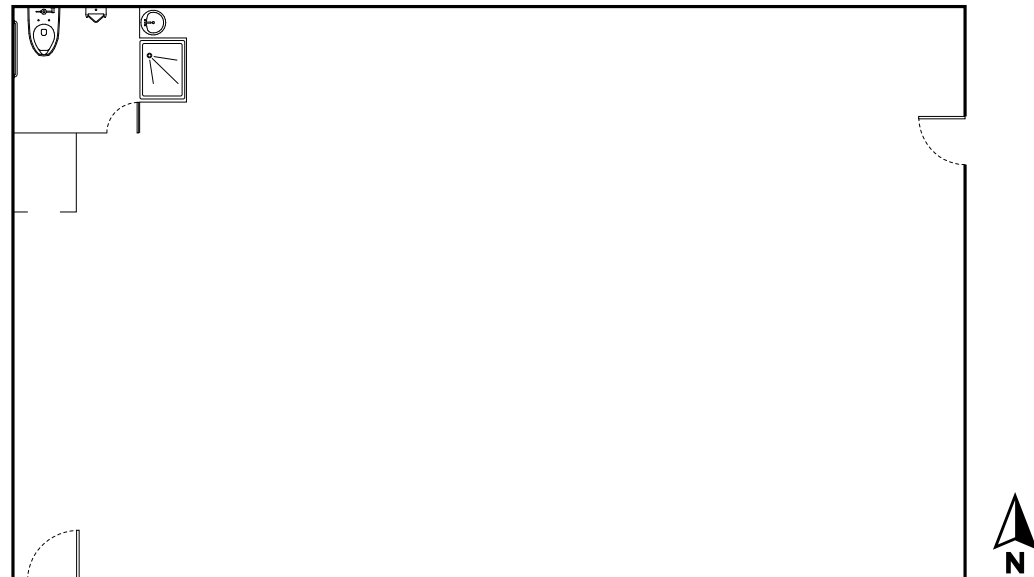
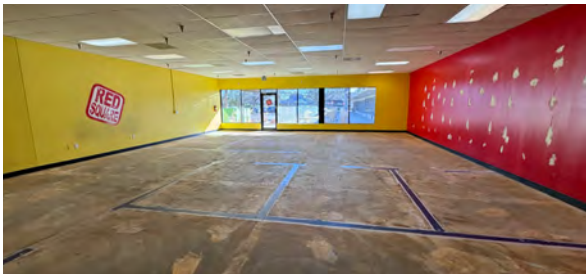
4613, 4619, 4631 & 4637 S. Mason Street

SUITE B4 & B5 (4631)



--- Demisable

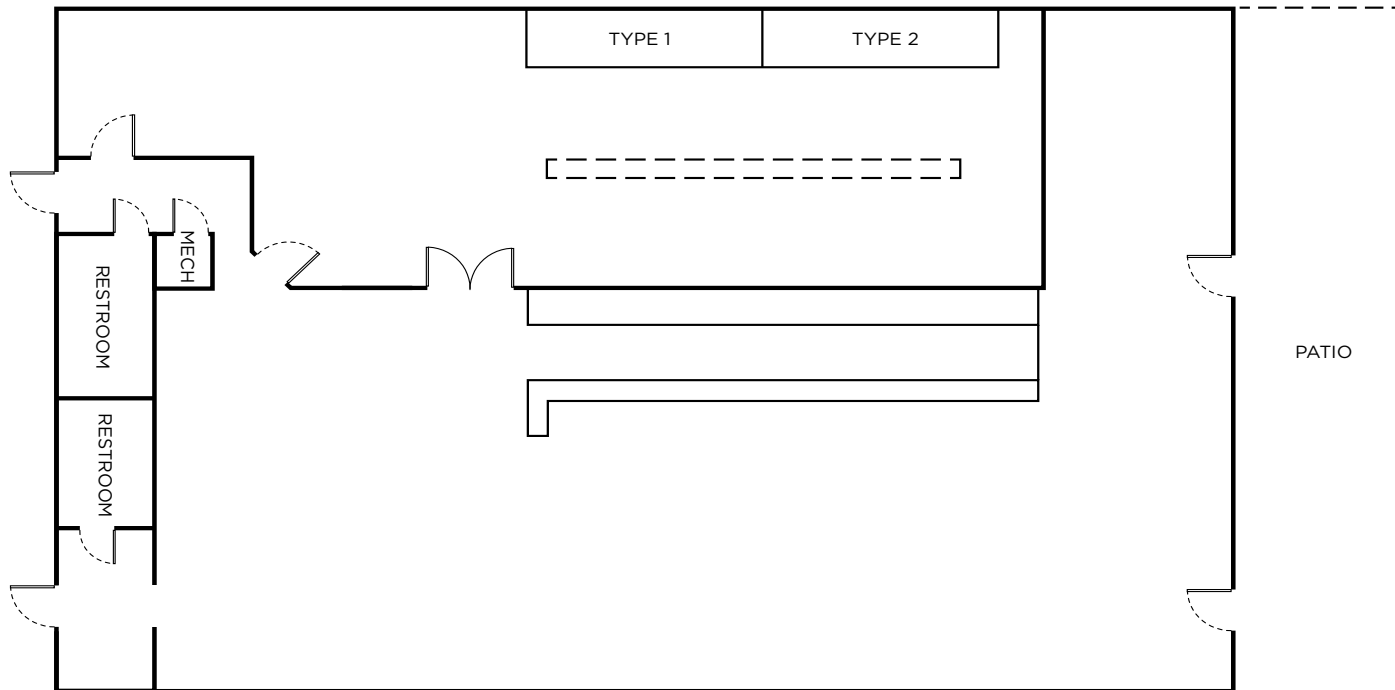
SUITE B6 (4631)



Arbor Plaza

4613, 4619, 4631 & 4637 S. Mason Street

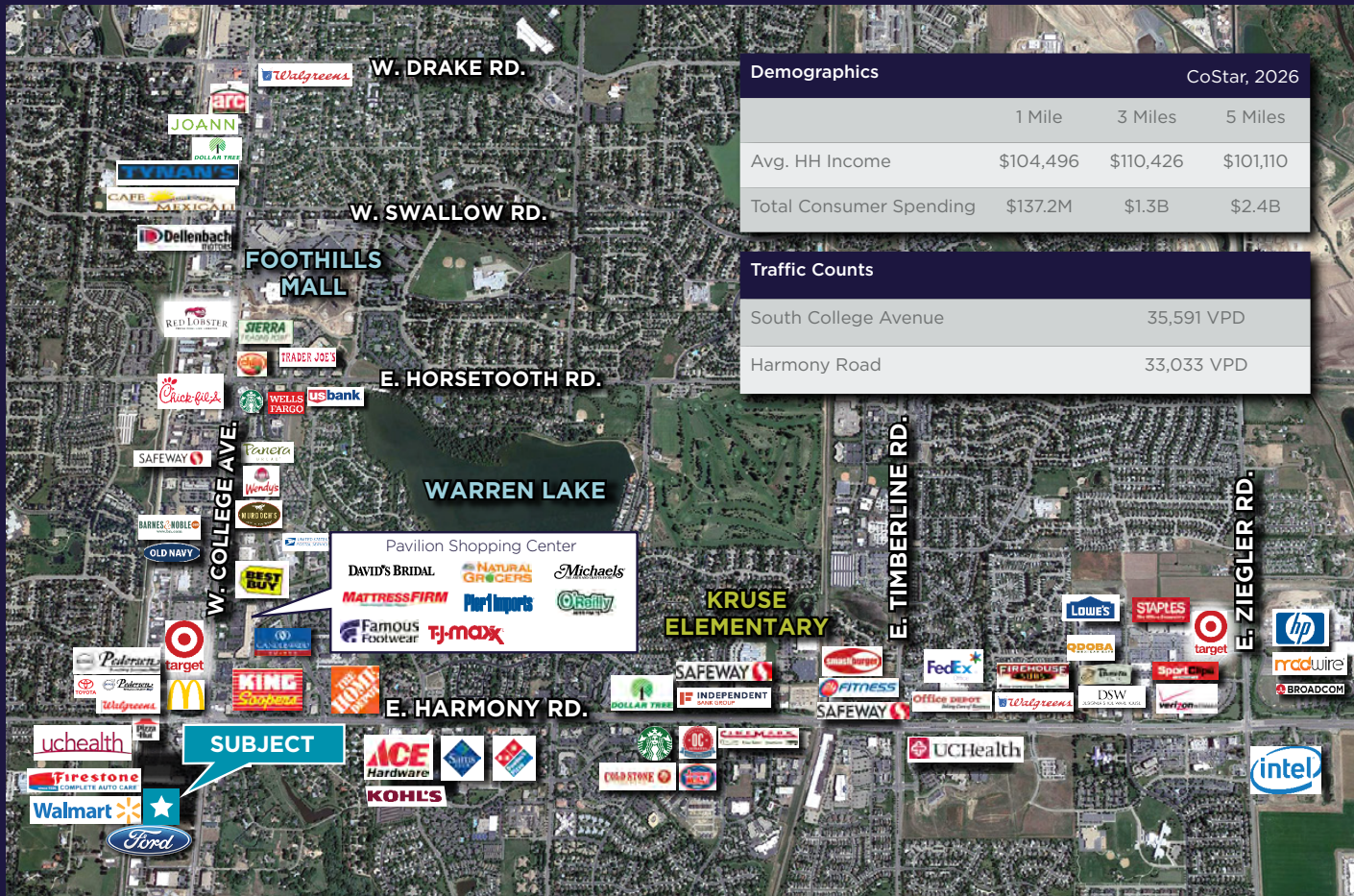
SUITE D1 (4613)



Arbor Plaza

4613, 4619, 4631 & 4637 S. Mason Street

Over \$1.3 Billion Total Consumer Spending
Within 3 Miles **COSTAR, 2026**



CUSHMAN & WAKEFIELD

NATE HECKEL

Managing Director

+1 970 267 7724

nate.heckel@cushwake.com

TYLER MURRAY

Senior Director

+1 970 267 7404

tyler.murray@cushwake.com

TY MASHEK

Senior Associate

+1 303 525 3125

ty.mashek@cushwake.com

ROBERT ROEMER

Associate

+1 303 562 6555

robert.roemer@cushwake.com

BLUE WEST CAPITAL

ADAM RUBENSTEIN

+1 720 418 8047

adam@bluewestcapital.com