

Walmart
Supercenter

V Nail Spa

AFFORDABLE
DENTURES &
IMPLANTS

SOUTHERN GOLF
PREMIER

uchealth

Great
Clips

EL DIABLO

PUFFS
SMOKE

SalonCentric

H&R
BLOCK

WING STOPS

Liquor

Sola
SALONS

Pizza
Hut

Firestone
COMPLETE AUTO CARE

AMC
THEATRE

RAVIA EXPRESS
PAPER SUPPLIES

Krispy Kreme
DOUGHNUTS

APPLIANCE
FACTORY
Mattress
Kingdom

(33,033 VPD) HARMONY ROAD

(35,591 VPD) COLLEGE AVENUE

Arbor Plaza

Fort Collins, CO 80525

PRIME RETAIL SUITES AVAILABLE FOR LEASE

Arbor Plaza

4619, 4631 & 4637 S Mason Street

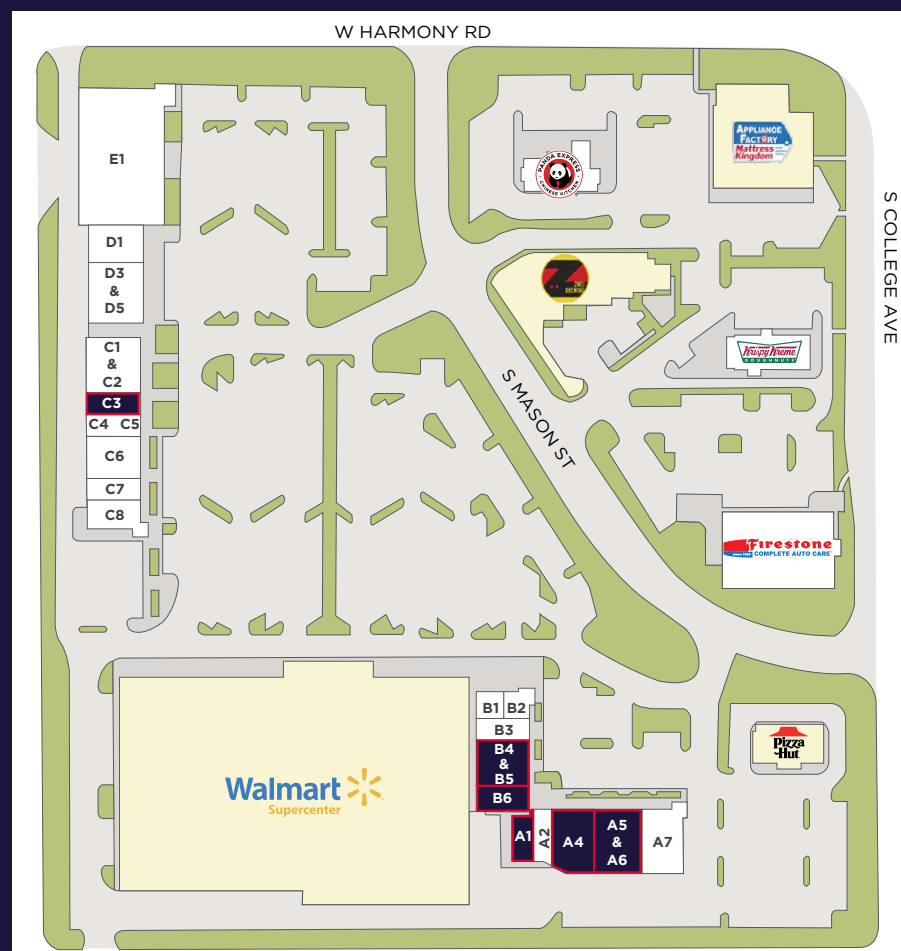
Arbor Plaza offers an outstanding retail or office opportunity in one of Fort Collins' most high-traffic, high-visibility locations—positioned prominently at the corner of Harmony Road and South College Avenue. Anchored by a busy Walmart Supercenter, the center benefits from a steady stream of daily 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 | NNN: \$15.90/SF
Suite C3: \$25.00/SF NNN

SIGNAGE Building and Monument

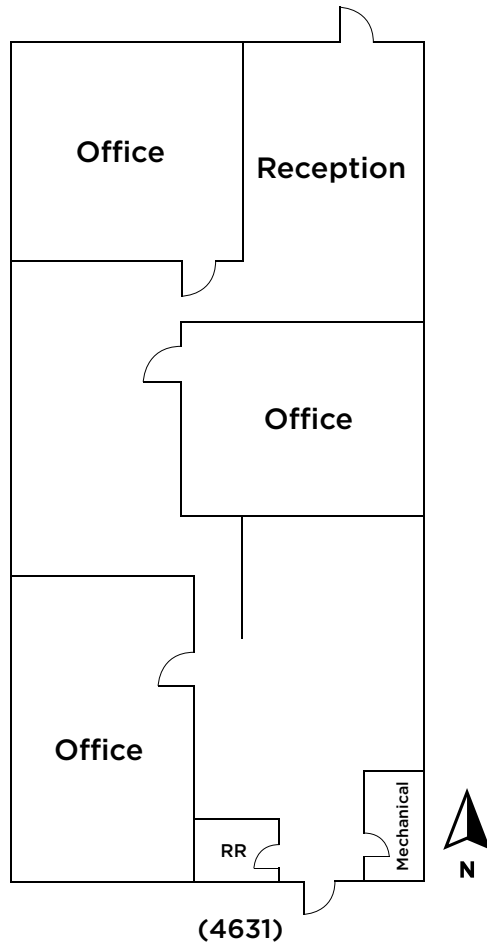
SUITE	TENANT	SIZE
A7	Sola Salon	4,165 SF
A5 & A6	AVAILABLE	2,800 SF
A4	AVAILABLE	2,450 SF
A2	H&R Block	989 SF
A1	LEASE PENDING	2,076 SF
B6	AVAILABLE 11/1/25	2,101 SF
B4 & B5	AVAILABLE	1,200-2,400 SF
B3	Wing Stop	1,200 SF
B2	Great Clips	1,172 SF
B1	Neighbor Liquors	1,200 SF
C8	El Diablo	2,400 SF
C7	V Nail Spa	1,200 SF
C6	Metro PCS	1,200 SF
C5	MTS Mobile	1,200 SF
C4	Puffs Smoke Shop & Vapor	1,200 SF
C3	Restaurant Available - 30 Days Notice	1,200 SF
C1 & C2	Afford Dentures	3,570 SF
D3 & D5	Salon Centric	3,450 SF
D1	Southern Girl Brewery & Grill	2,493 SF
E1	UCHealth	13,136 SF



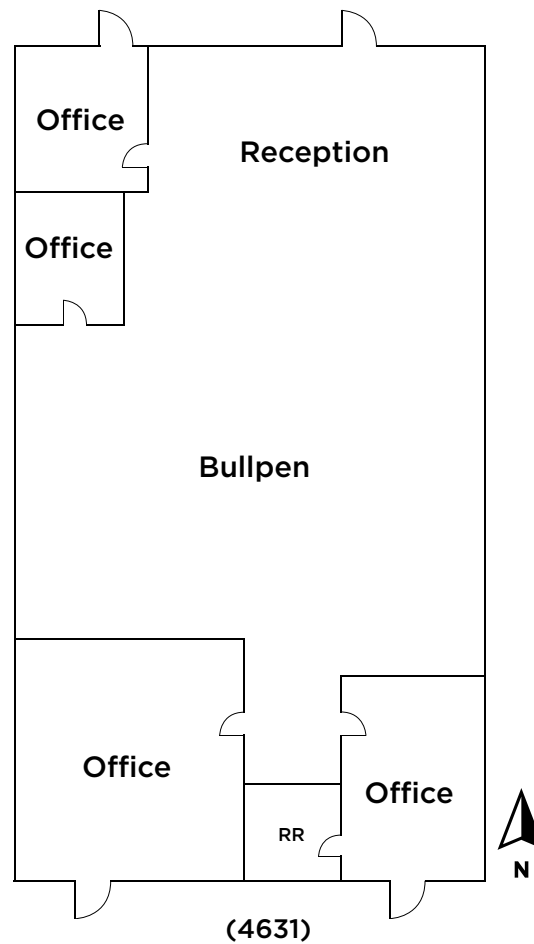
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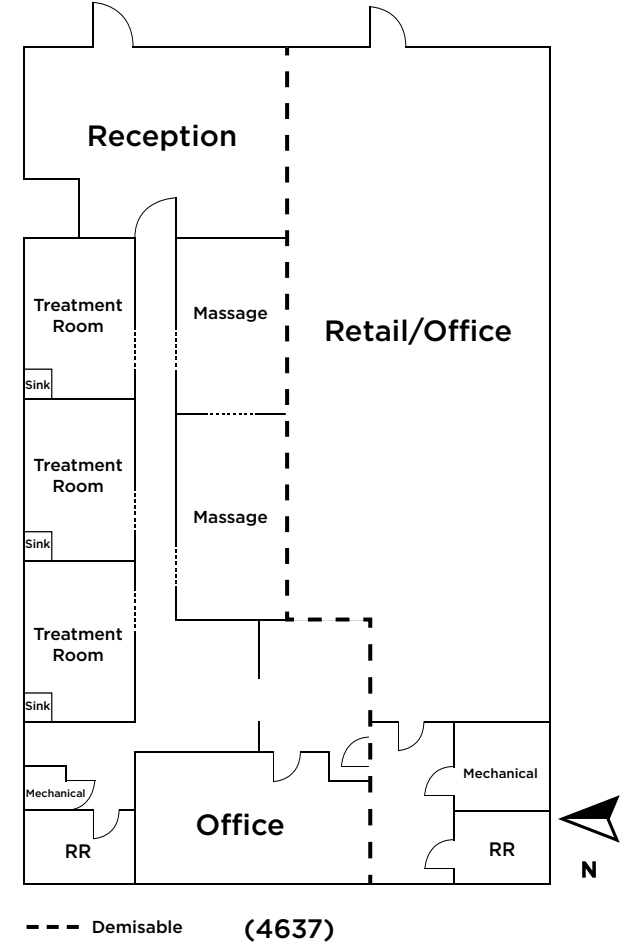
SUITE A4



SUITE A5 & A6



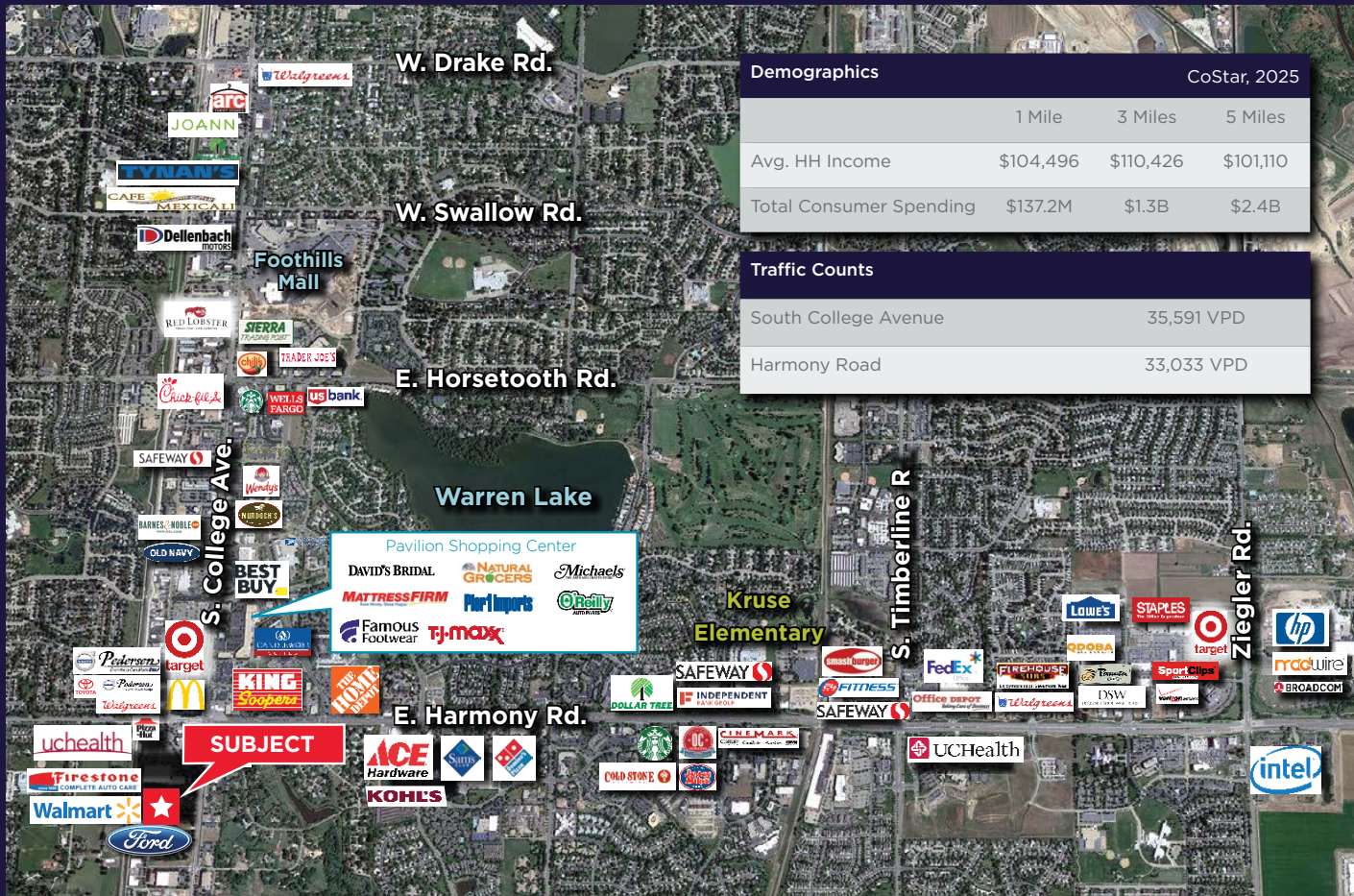
SUITE B4 & B5



Arbor Plaza

4619, 4631 & 4637 S Mason Street

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

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

Broker Associate

+1 303 562 6555

robert.roemer@cushwake.com

JLL

ADAM RUBENSTEIN

+1 720 418 8047

adam.rubenstein@jll.com



CUSHMAN &
WAKEFIELD

