

# FORT COLLINS MARKETPLACE

3645-3663 S COLLEGE AVENUE, FORT COLLINS, CO 80525

W HORSETOOTH ROAD

66,652 VPD

SIERRA  
TRADING POST  
TRADER JOE'S

christy  
sports

WELLS  
FARGO

CHIPPERS  
Lanes



Chick-fil-A

287

CosmoProf

Brightway

Lee  
Massage

HAIR plus

NICE NAILS

SAFEWAY

SUBWAY

RED WING  
SHOES

Panera  
BREAD

Wendy's

PLAY IT AGAIN  
SPORTS

AAA

M

Wild Dogs Unlimited

S COLLEGE AVENUE

## RETAIL SPACES AVAILABLE FOR LEASE

Lease exceptional retail spaces in the vibrant Fort Collins Marketplace! Strategically located in a high-traffic area, this bustling hub is designed to help your business succeed. Enjoy customizable layouts, convenient parking, and a diverse mix of popular retailers that draw customers daily. Make Fort Collins Marketplace the new home for your brand and watch your business grow in a thriving community!

 CUSHMAN &  
WAKEFIELD



## PROPERTY HIGHLIGHTS



Join Safeway, Chick Fil A, and Starbucks



College Avenue Monument Signage Available



5 Points of Access into Shopping Center



Located in the heart of mid-town Fort Collins catty-corner to Trader Joe's and the Foothills Mall



**Parking:**  
317 Parking Spaces



**Asking Rate:**  
\$25.00-\$30.00/SF NNN



**NNN Expenses:**  
\$11.00/SF



# FORT COLLINS MARKETPLACE

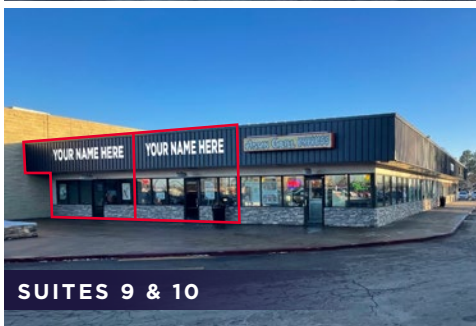
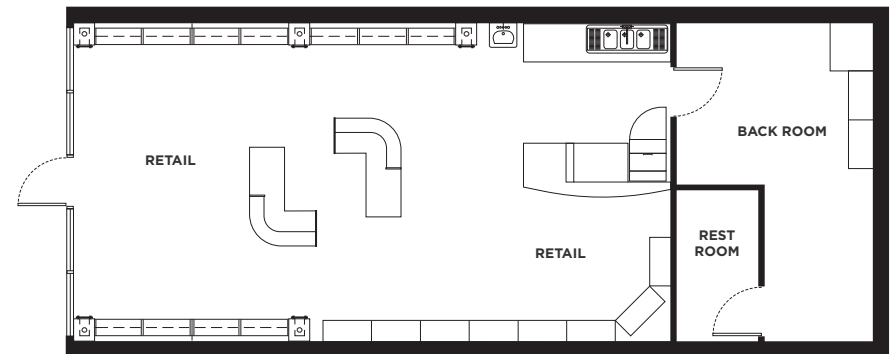
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## AVAILABILITIES

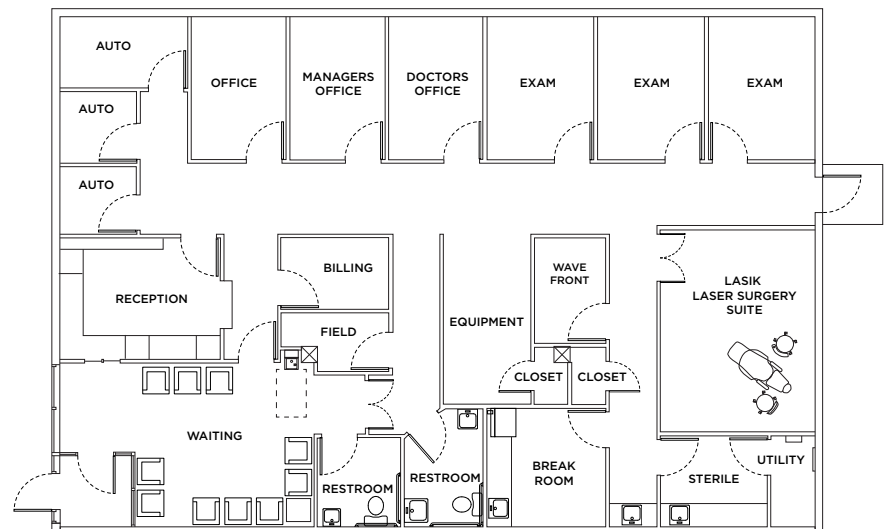
### AVAILABILITIES

<b>SUITE 4</b>	1,000 SF	Former smoothie bar with a built-in bar including a sink and floor drains (no hood or grease trap)
<b>SUITE 6</b>	1,000 SF	Former retail store
<b>SUITE 9</b>	1,403 SF	Former pet store
<b>SUITE 10</b>	1,500 SF	Former cupcakery
<b>SUITE 18</b>	2,702 SF	Former urgent care—turn key medical office

### SUITE 4 | 1,000 SF



### SUITE 18 | 2,702 SF





## PLEASE CONTACT:

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#### DEMOGRAPHICS COSTAR 2025

	1 MILE	3 MILE	5 MILE
2024 Population (Pop.)	14,852	110,006	177,581
2029 Pop. Projection	15,843	116,117	187,943
2024 Households (HH)	6,723	44,235	71,954
2029 HH Projection	7,188	46,928	76,491
2024 Avg. HH Income	\$89,403	\$100,105	\$99,904

W HORSETOOTH ROAD

66,652 VPD

S COLLEGE AVENUE

**TORCHY'S  
TACOS**

**FOOTHILLS**

**SIERRA**  
TRADING POST  
**TRADER JOE'S**

christy  
sports

**WELLS  
FARGO**

**Panera**  
BREAD™

**Wendy's**

**brakes  
plus**

**Fort Collins**  
Dodge Chrysler Jeep RAM

**Olive Garden**  
ITALIAN KITCHEN

**REI**

**BARNES  
& NOBLE**

**Gordon**  
FOOD SERVICE

**Lima  
Coffee  
Roasters**

**planet  
fitness**

**MURDOCH'S**  
GROCERY & HOME SUPPLIES

**BEST  
BUY**

**HOBBY  
LOBBY**

**TARGET**

PAVILION SHOPPING CENTER

**TJ-maxx**