

FORT COLLINS MARKETPLACE

3657 S COLLEGE AVENUE, FORT COLLINS, CO 80525

W HORSETOOTH ROAD

66,652 VPD



CosmoProf

Brightway

Lee
Massage

HAIR plus

NICE NAILS

Potential
expansion
15,332 SF

42,275 SF

SUBWAY



Panera
BREAD



S COLLEGE AVENUE

Prime Anchor Space: 42,275 SF with Expansion Opportunity

Discover premier retail space at the Fort Collins Marketplace! Situated in a highly trafficked, dynamic location, this thriving commercial hub is perfectly crafted to elevate your business. Benefit from ample parking and an impressive array of well-known retailers, attracting consistent foot traffic and ensuring your success.

PROPERTY HIGHLIGHTS

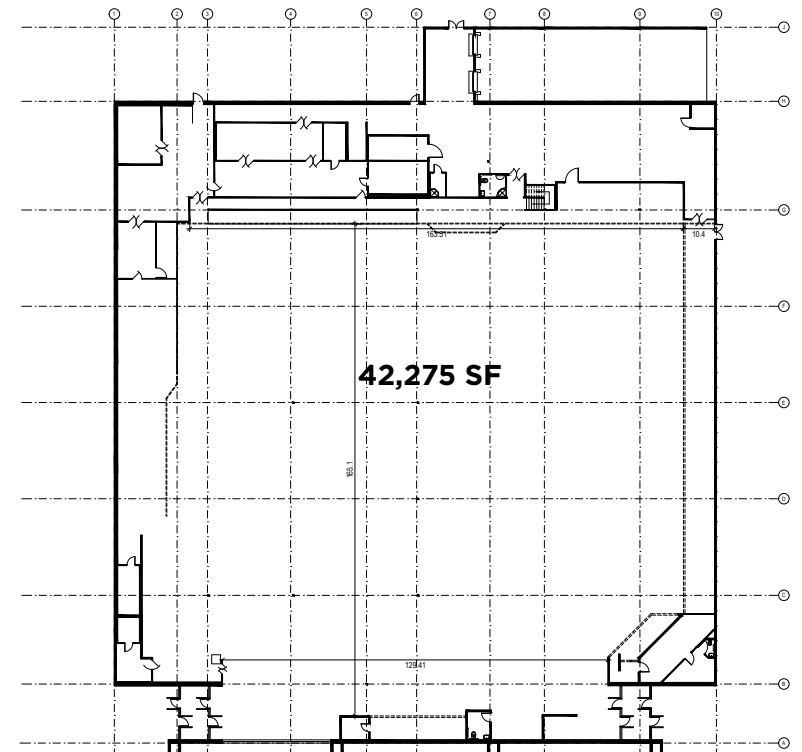
- Join Chik Fil A, Starbucks, Subway, Redwing Shoe & more
- College Avenue Monument Signage Available
- 2 Loading docks
- Remodeled in 2020
- Located in the heart of mid-town Fort Collins catty-corner to Trader Joe's and the Foothills Mall
- 5 Points of Access into Shopping Center
- 317 Parking Spaces
- Estimated NNN: \$9.00/SF
- Asking Rate: Call broker for pricing and timing
- New roof in 2017
- 22' - 26' Ceiling Height

AVAILABILITIES

Anchor Store Front 42,275 SF with a potential expansion of 15,332 SF.



FLOOR PLAN



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 SUPPLY

BEST
BUY

HOBBY
LOBBY

TARGET

PAVILION SHOPPING CENTER

TJ-maxx