



COLLEGE AVENUE (43,333 VPD)

RETAIL / SPA SPACE AVAILABLE FOR SUBLEASE  
**2716 S COLLEGE AVENUE, SUITE E-1 | FORT COLLINS, CO 80525**





# PROPERTY HIGHLIGHTS

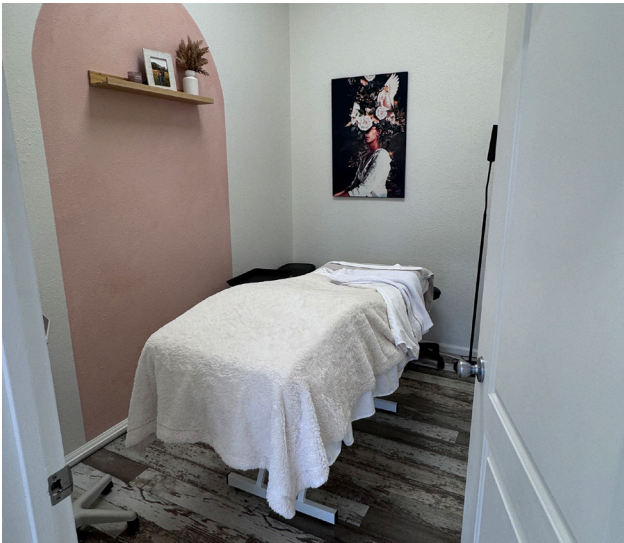
Located at 2716 S College Avenue in Fort Collins, this versatile space is currently built out as a spa but offers excellent potential for retail or office use. With prominent frontage on busy College Avenue and surrounded by high-traffic neighbors like CrossFit, CorePower Yoga, and Sherwin-Williams, the area enjoys strong consumer visibility and foot traffic. The property features a warm, welcoming reception area and a layout that can easily be adapted to suit a variety of customer-facing businesses.

Lease Rate: \$1,501.71/Month + NNN's

Suite Size: 1,292 SF

Lease Expiration: March 31, 2027

Available: 30-day notice





# FLOOR PLAN

## 1,292 TOTAL SF





## CONTACT INFORMATION

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