



RETAIL/FLEX UNIT FOR LEASE

5924 S. COLLEGE AVENUE, UNIT 2
FORT COLLINS, CO 80525



PROPERTY HIGHLIGHTS

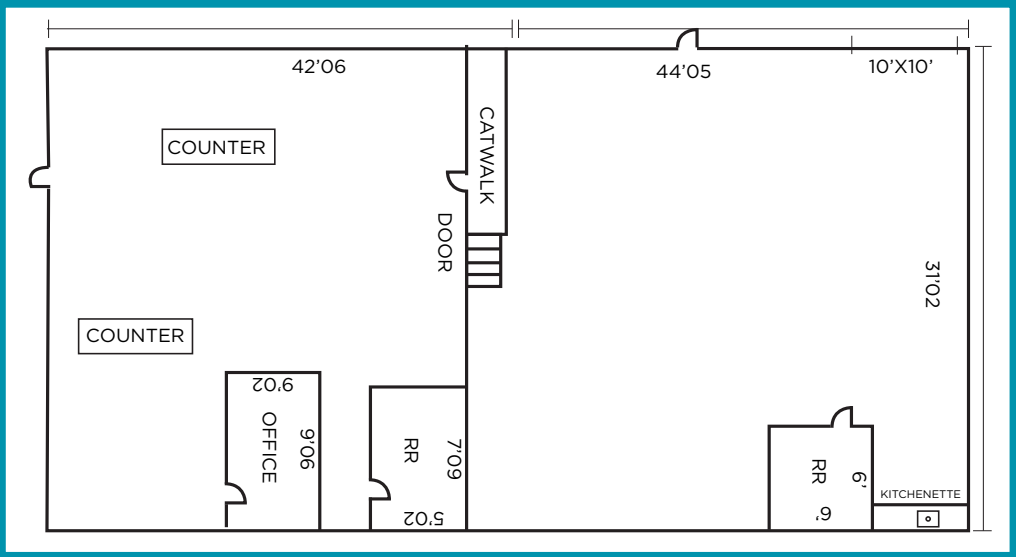
Positioned along the highly trafficked South College Avenue corridor, this unit offers exceptional visibility and convenient access to major thoroughfares, making it an ideal opportunity for owner-users or investors alike. The property features a versatile layout including a retail/showroom area, one private office, two restrooms, and a kitchenette, accommodating a variety of business uses. A 10' x 10' overhead door provides added functionality for light industrial or service-oriented operations. Prominent on-site signage further enhances exposure to steady daily traffic. The unit is part of a well-maintained building with the remainder owner-occupied, contributing to a professional and stable environment.

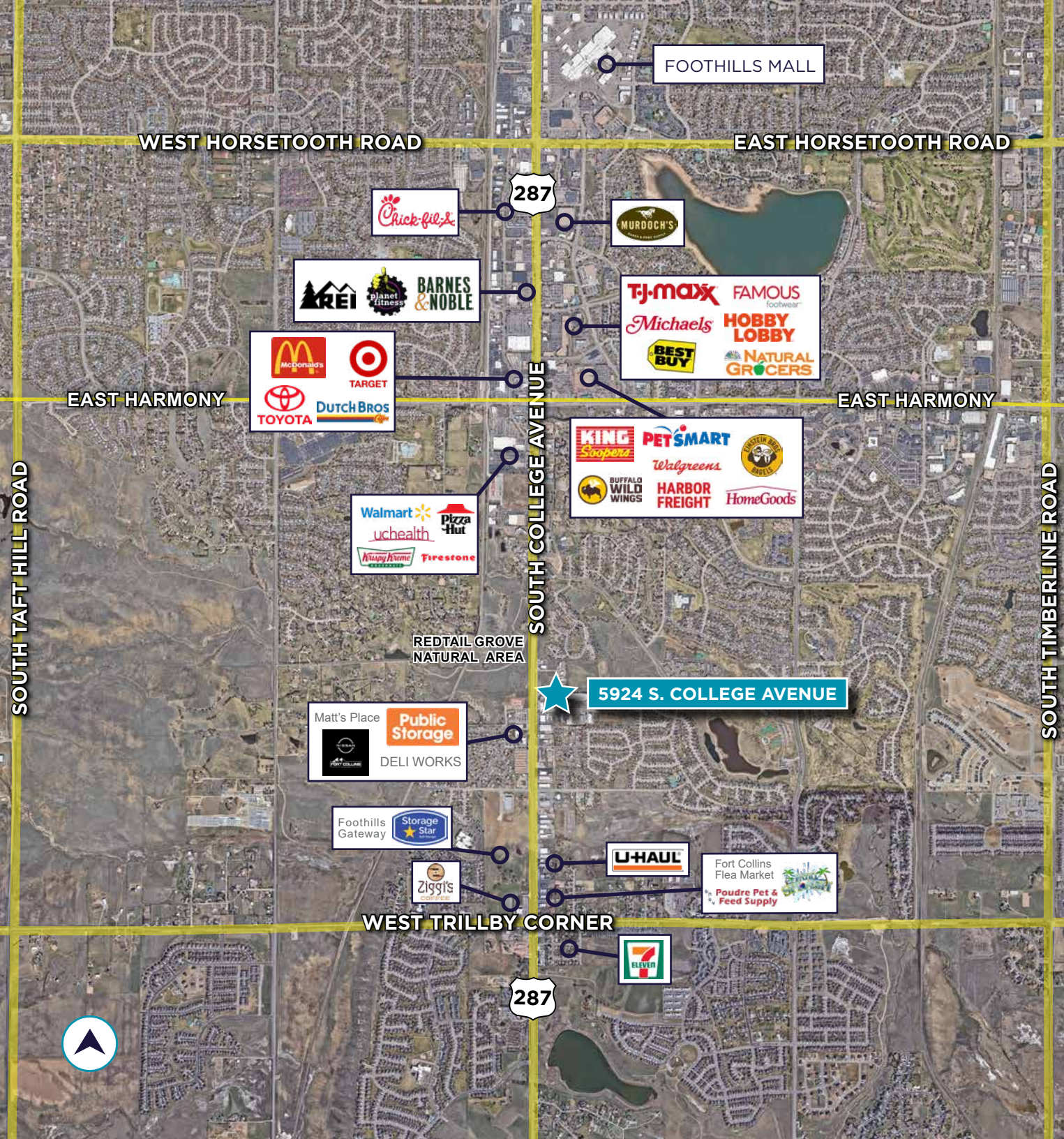
- **Lease Rate:** \$18/SF NNN
- **NNN's (EST.):** \$9.28/SF
- **Unit Size:** 3,116 SF
- **Loading:** (1) 10'x10' OHD
- **Signage:** Building & Monument
- **Power:** 3-Phase, 480 V
- **Zoning:** [County, Commercial](#)
Larimer County 
- Full HVAC Throughout



3,116 TOTAL SF

SOUTH COLLEGE AVENUE





CONTACT INFORMATION

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