

Walmart Supercenter

V Nail Spa

AFFORDABLE DENTURES & IMPLANTS

uhealth

Great Clips

EL-DIABLO

PUFFS SMOKE

SalonCentric

H&R BLOCK

WING STOP

Liquor

Sola SALONS

Firestone COMPLETE AUTO CARE

7-Eleven

PAJAMA EXPRESS

Pizza Hut

Krispy Kreme DOUGHNUTS

APPLIANCE FACTORY Mattress Kingdom

(33,033 VPD) HARMONY RD.

(35,591 VPD) COLLEGE AVE.

# Arbor Plaza

Fort Collins, CO 80525

PRIME RETAIL, OFFICE & RESTAURANT SUITES AVAILABLE FOR LEASE

# Arbor Plaza

4613, 4619, 4631 & 4637 S. Mason Street

Arbor Plaza offers outstanding retail, office or restaurant opportunities 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

**BASE RENT** Negotiable

**NNN** \$16.25/SF

**SIGNAGE** Building and Monument

SUITE	TENANT	SIZE
A1	Uplift Dance and Fitness	2,076 SF
A2	H&R Block	989 SF
<b>A4</b>	<b>FORMER GOLF SIMULATOR</b>	<b>2,450 SF</b>
<b>A5 &amp; A6</b>	<b>FORMER H&amp;R BLOCK</b>	<b>2,800 SF</b>
A7	Sola Salon	4,165 SF
B1	Great Clips	1,200 SF
B2	Neighbor Liquors	1,172 SF
B3	Wing Stop	1,200 SF
<b>B4 &amp; B5</b>	<b>FORMER SPA (B4) &amp; APPLIANCE STORE (B5)</b>	<b>1,200 - 2,400 SF</b>
<b>B6</b>	<b>FORMER GYM</b>	<b>2,101 SF</b>
C1 & C2	Afford Dentures	3,570 SF
C3	Silver Mine Subs	1,200 SF
C4	Puffs Smoke Shop & Vapor	1,200 SF
C5	MTS Mobile	1,200 SF
C6	Metro PCS	1,200 SF
C7	V Nail Spa	1,200 SF
C8	El Diablo	2,400 SF
<b>D1</b>	<b>TURN-KEY RESTAURANT</b>	<b>2,493 SF</b>
D3 & D5	Salon Centric	3,450 SF
E1	UCHealth	13,136 SF

AVAILABLE UNITS SHOWN IN BLUE ABOVE



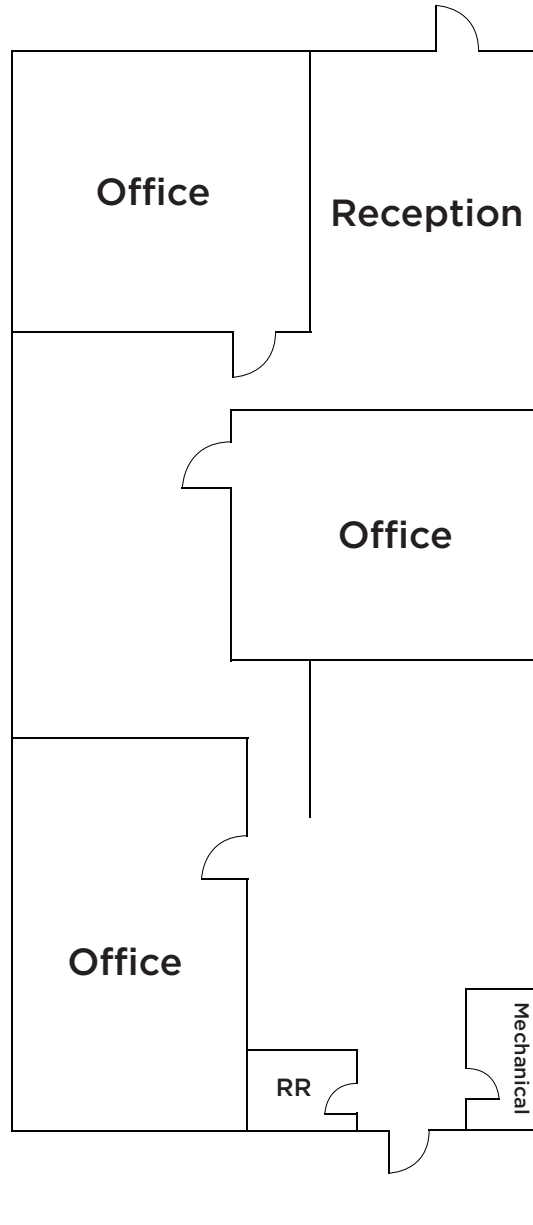
# Arbor Plaza

4613, 4619, 4631 & 4637 S. Mason Street

### SUITE A4 (4637)

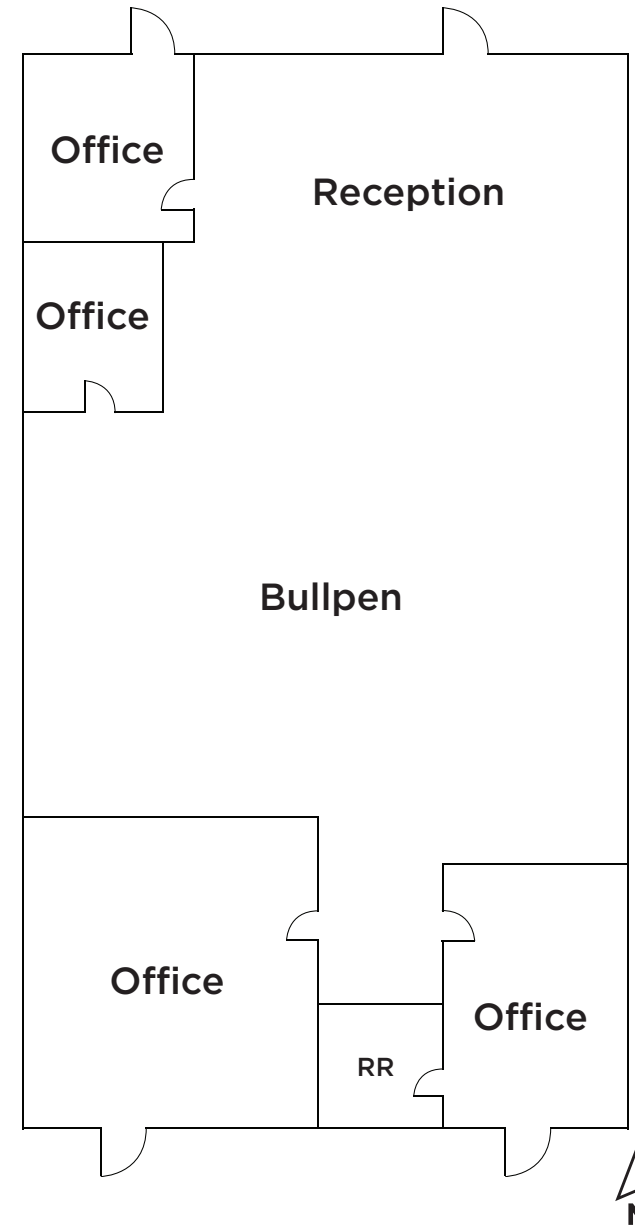


### SUITE A4 (4637)



### SUITE A5 & A6 (4637)

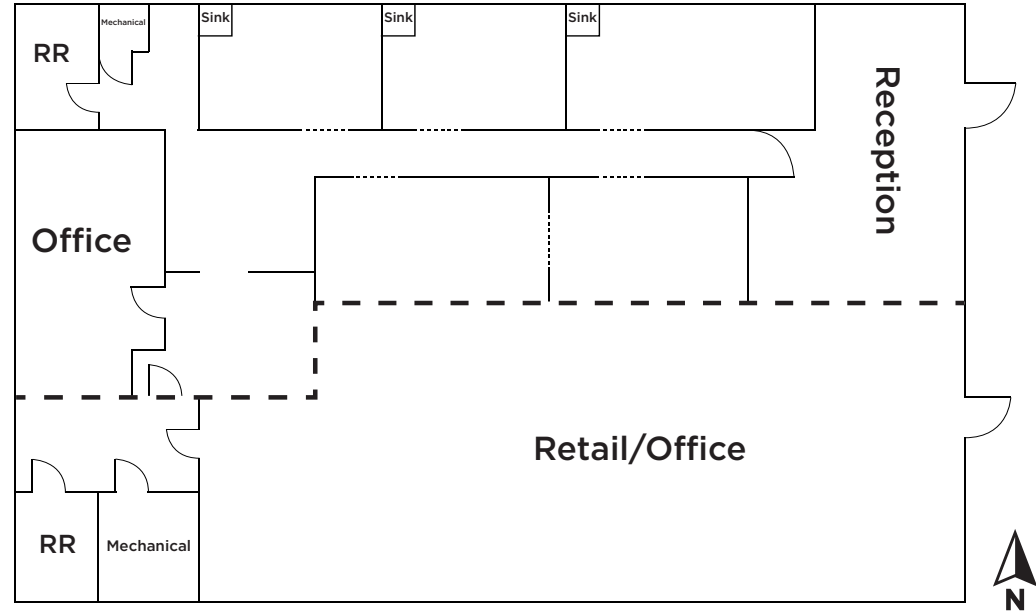
### SUITE A5 & A6 (4637)



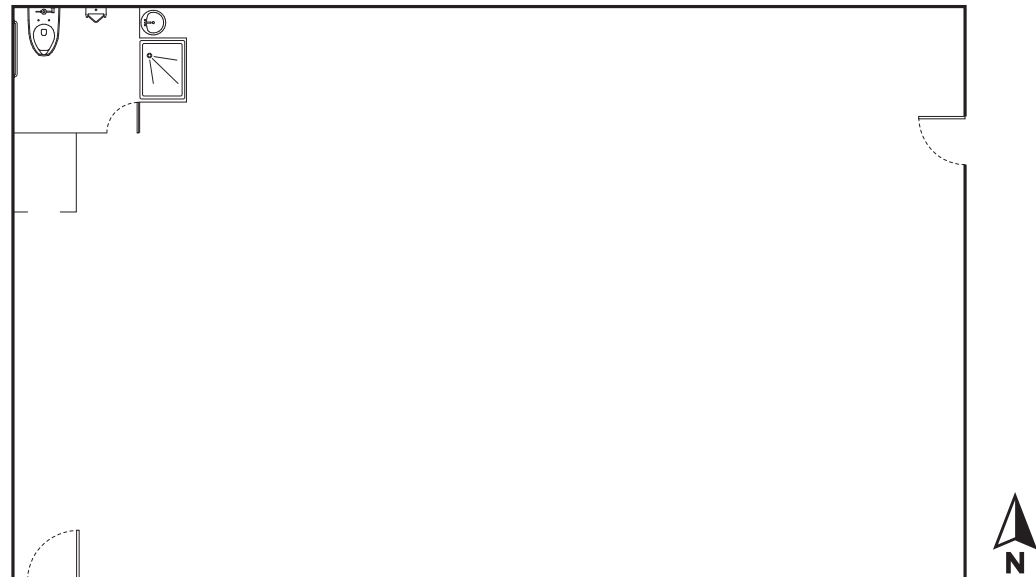
# Arbor Plaza

4613, 4619, 4631 & 4637 S. Mason Street

## SUITE B4 & B5 (4631)



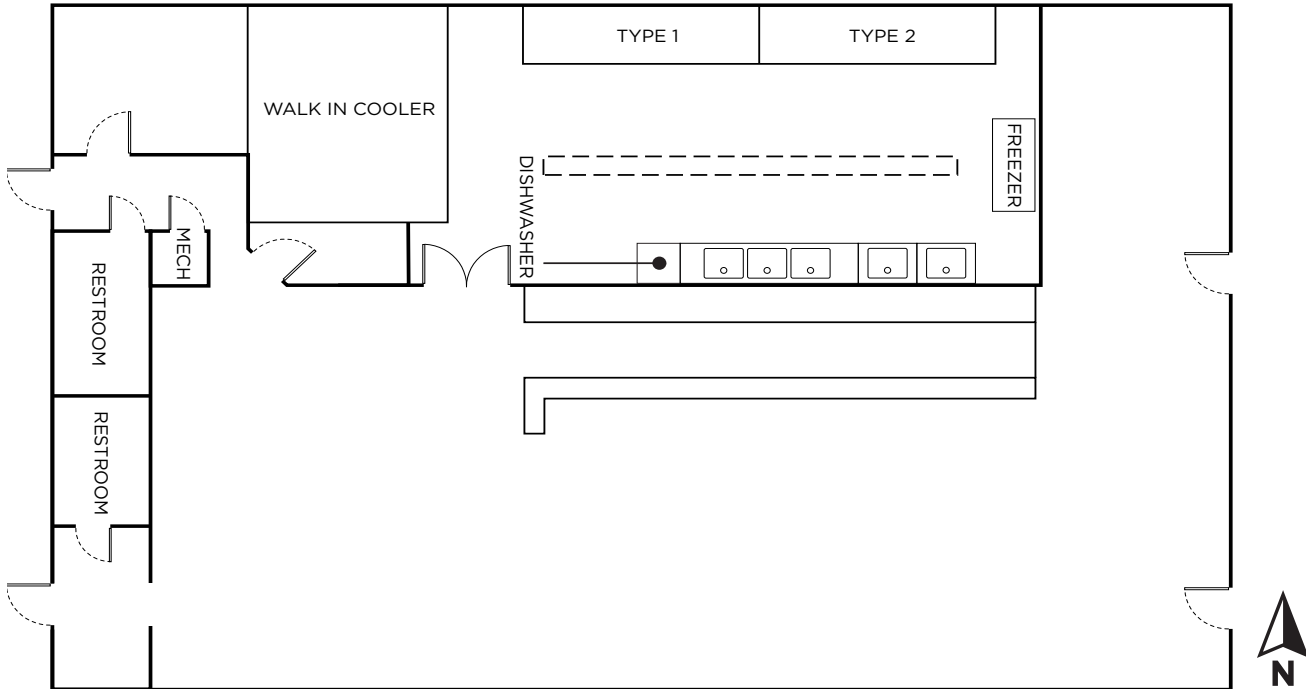
## SUITE B6 (4631)



# Arbor Plaza

4613, 4619, 4631 & 4637 S. Mason Street

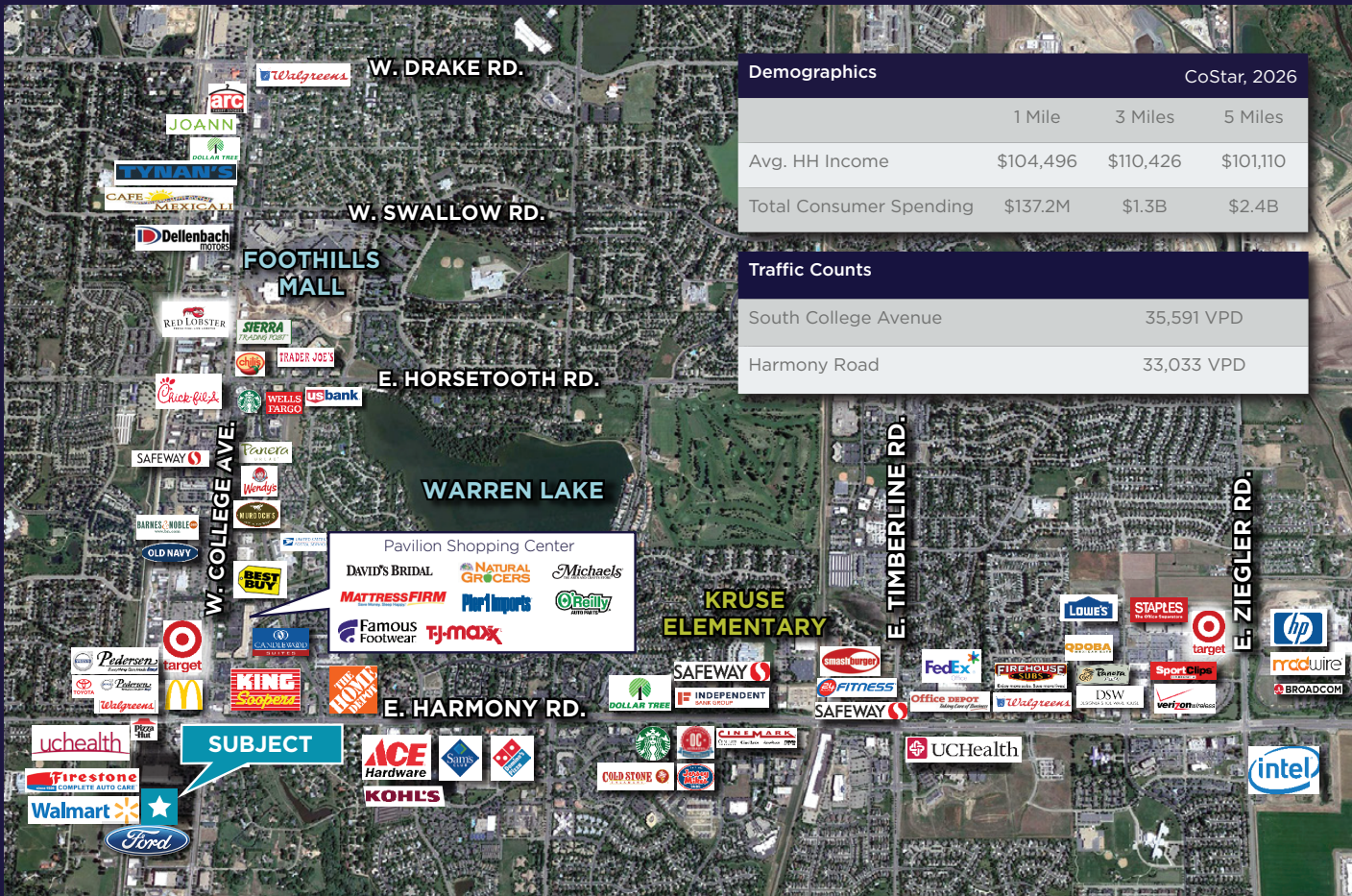
## SUITE D1 (4613)



# Arbor Plaza

4613, 4619, 4631 & 4637 S. Mason Street

Over \$1.3 Billion Total Consumer Spending  
Within 3 Miles **COSTAR, 2026**



Demographics	CoStar, 2026		
	1 Mile	3 Miles	5 Miles
Avg. HH Income	\$104,496	\$110,426	\$101,110
Total Consumer Spending	\$137.2M	\$1.3B	\$2.4B

Traffic Counts	
South College Avenue	35,591 VPD
Harmony Road	33,033 VPD

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