Drake Crossing

2170 W DRAKE ROAD | FORT COLLINS, CO 80526

RETAIL SPACE FOR LEASE



PROPERTY HIGHLIGHTS

- Anchored by the #1 Safeway in Fort Collins (Placer.ai)
- Signalized hard corner with combined 47K+ VPD
- Building and monument signage available along Drake Road
- Complementary co-tenancy driving recurring neighborhood visits
- Easy access and ample parking

JOIN

SAFEWAY Walgreens

PROPERTY DETAILS

SPACE(S)	1,275 SF 2,400 SF 5,518 SF
LEASE RATE	Contact broker
TOTAL GLA	71,936 SF
PARKING	205 spaces
YEAR BUILT	1983

ADAM RUBENSTEIN
Director
720.738.0565
Adam@BlueWestCapital.com

ROB ROEMER
Associate
970.776.3900
Rob.Roemer@CushWake.com

TYLER MURRAY
Senior Director
970.267.7404
Tyler.Murray@CushWake.com

NATE HECKEL
Managing Director
970.267.7724
Nate.Heckel@CushWake.com

RETAIL SPACE FOR LEASE

Drake Crossing

2170 W DRAKE ROAD | FORT COLLINS, CO 80526





DEMOGRAPHICS 2025	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	13,067	88,239	152,426
AVG HH INCOME	$103,176	$97,075	$108,951
BUSINESSES	243	3,281	7,356
DAYTIME POPULATION (EMPLOYEES)	1,535	42,631	93,631

ADAM RUBENSTEIN
Director
720.738.0565
Adam@BlueWestCapital.com

ROB ROEMER
Associate
970.776.3900
Rob.Roemer@CushWake.com

TYLER MURRAY
Senior Director
970.267.7404
Tyler.Murray@CushWake.com

NATE HECKEL
Managing Director
970.267.7724
Nate.Heckel@CushWake.com

BLUEWESTCAPITAL.COM

BLUE WEST CAPITAL

RETAIL SPACE FOR LEASE

Drake Crossing

2170 W DRAKE ROAD | FORT COLLINS, CO 80526

Site Plan



BUILDING 2160		
SPACE	TENANT	SF
A1	AVAILABLE	5,518
A2-A4	Club Ten24	7,025
A5	Josephs' Hardware & Home Center	10,998

BUILDING 2170		
SPACE	TENANT	SF
B1	AVAILABLE	1,275
B2	Celestial Skin	1,200
B3/B4	AVAILABLE	2,400
B5	T's Nail Spa	1,614
B6	Yung's Chinese Take Out	1,600
B7	Subway	1,600
B8	Daylight Massage	1,720
B9	Audra Rose Floral	1,480

BUILDING 2100		
SPACE	TENANT	SF
1	Maya Cove	2,481
2	First National Bank	2,464
3/4	Frontier Technical	1,775
5-7	Poudre Pet & Feed Supply	3,740
11	Pringles Fine Wine & Spirits	9,324

ADAM RUBENSTEIN
Director
720.738.0565
Adam@BlueWestCapital.com

ROB ROEMER
Associate
970.776.3900
Rob.Roemer@CushWake.com

TYLER MURRAY
Senior Director
970.267.7404
Tyler.Murray@CushWake.com

NATE HECKEL
Managing Director
970.267.7724
Nate.Heckel@CushWake.com

BLUEWESTCAPITAL.COM

RETAIL SPACE FOR LEASE

Drake Crossing

2170 W DRAKE ROAD | FORT COLLINS, CO 80526

BROKER DISCLOSURE







All information contained herein is from sources deemed reliable, but no warranty or representation is made as to its accuracy. Interested parties should independently verify all information, including but not limited to property details, zoning, availability, and statements of income and expenses, and should consult with their own advisors.

BLUEWESTCAPITAL.COM



ADAM RUBENSTEIN
Director
720.738.0565
Adam@BlueWestCapital.com

ROB ROEMER
Associate
970.776.3900
Rob.Roemer@CushWake.com

TYLER MURRAY
Senior Director
970.267.7404
Tyler.Murray@CushWake.com

NATE HECKEL
Managing Director
970.267.7724
Nate.Heckel@CushWake.com

BLUE WEST CAPITAL