172 NORTH COLLEGE AVENUE

Retail Suite For Lease
Old Town Fort Collins

EXCLUSIVE LEASING AGENT

CUSHMAN & WAKEFIELD





172 NORTH COLLEGE AVENUE

830 SF IN-LINE RETAIL SPACE

Lease Rate: $30/SF NNN | NNN: $14.02/SF (Est.)

PROPERTY HIGHLIGHTS

- Exceptional Old Town location featuring heavy foot traffic and high visibility
- Near Civic Center Parking Garage and MAX Bus Transit Line for accessibility
- Surrounded by countless amenities and strong co-tenants
- Potential use of lobby for special events

Highly visible retail suite available in the Historic Northern Hotel in Old Town Fort Collins. The building, constructed in 1873 and renovated in 2018, is ideally located at the intersection of College Avenue and Walnut Street one block from the Civic Center Parking Garage and the MAX Bus Transit Line.

YOC/YOR:
1873/2018

Walk Score®
86 - Very Walkable

Signage:
Building

Zoning:
D-Downtown Commercial

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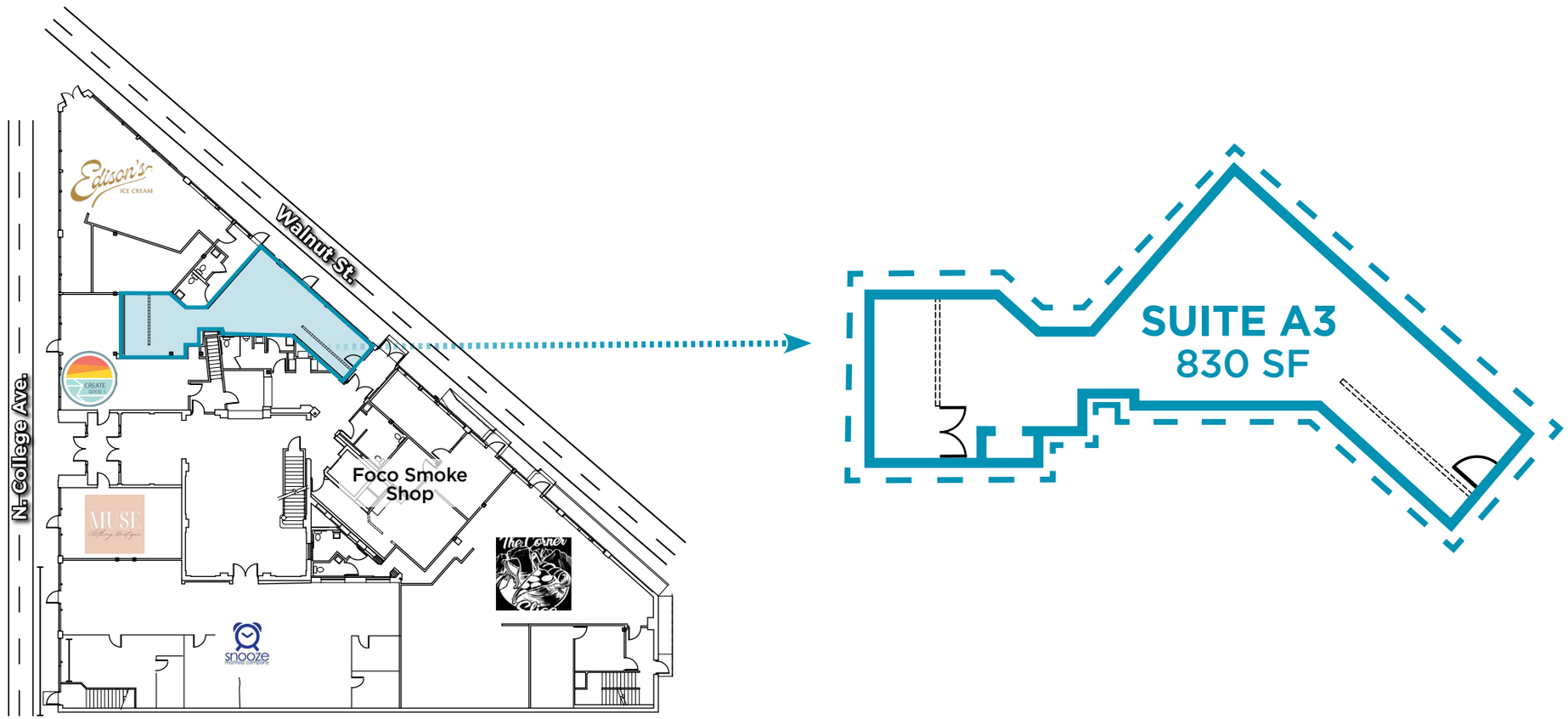
Old Town Fort Collins







FLOOR PLAN



172 NORTH COLLEGE AVENUE

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Old Town Fort Collins

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Demographics	CoStar, 2026		
	1 Mile	3 Miles	5 Miles
2025 Population (Pop.)	13,230	91,824	163,256
2030 Pop. Projection	13,786	95,535	168,919
2025 Households (HH)	5,924	36,686	66,402
Avg. HH Income	$91,772	$88,790	$100,119
Daytime Population	26,791	63,528	93,303

