

AVAILABLE FOR LEASE

1705 S. COLLEGE AVE. FORT COLLINS, CO 80525

1,200 SF AVAILABLE



PROPERTY OVERVIEW

This premium end-cap space offers unparalleled visibility and positioning within the vibrant Midtown Shops retail corridor of Fort Collins. Nestled on a highly traveled 1.1-acre commercial lot, this property is uniquely engineered to maximize vehicular and pedestrian impressions. Being an end-cap unit, it boasts expanded glass frontage, optimal natural light, and prime building signage fronting College Avenue.

UNIT/SUITE INFORMATION

- Retail End Cap for Lease
- 1,200 SF Available
- \$25.00-\$26.00/SF NNN
- NNN's: \$11.18/SF plus Utilities



// GALLERY



// AMENITIES MAP



DEMOGRAPHICS			
	1 Mile	2 Miles	5 Miles
Population Summary	16,458	64,304	177,539
Avg. Household Income	\$99,634	\$100,421	\$123,259
Housing Unit Summary	6,423	28,577	78,328
Median Household Income	\$65,975	\$67,217	\$86,379

CONTACT INFO

Aki Palmer
Executive Managing Director
Direct: +1 720 299 8733
aki.palmer@cushwake.com

Jimmy Palmer
Vice President/Principal
Direct: +1 970 212 0901
jpalmer@palmerpropertiesco.com



772 Whalers Way, Suite 200, Fort Collins, CO 80525 | +1 970 776 3900 | cushmanwakefield.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. PD-249711-V5