



College & Trilby
Multifamily Community
(265 Units Proposed)

1.45 Acres

0.63 Acres

FULL ACCESS

W Trilby Rd

S College Ave
RV/RO

EXISTING BUILDING
6605 S COLLEGE AVENUE



6605 & 6641
COLLEGE AVE

COMMERCIAL PAD SITES FOR SALE
SALE PRICE: \$13.00-\$15.00/SF

Fort Collins, CO 80525

6605 & 6641
COLLEGE AVE

College & Trilby
Multifamily Community
(265 Units Proposed)

FULL ACCESS



KEN GARFF
COLLISION CENTER



34,382 VPD

287

S College Ave

W Trilby Rd

14,774 VPD

7-ELEVEN

VIEW ENLARGED CONCEPT
SITE PLAN

VIEW COLLEGE & TRILBY PROPOSED
RESIDENTIAL PLAN

PROPERTY HIGHLIGHTS



Opportunity for many users subject to administrative review



Access from College & Trilby



Great exposure with high traffic counts



Planned intersection expansion



Surrounded by substantial residential development



Kind Care Dispensary attracts 400 clients per day

PROPERTY DETAILS

Address: 6605 South College Avenue
Fort Collins, CO 80525

Available SF: Land: 1.45 AC (63,164 SF)

Zoning: CL - Limited Commercial

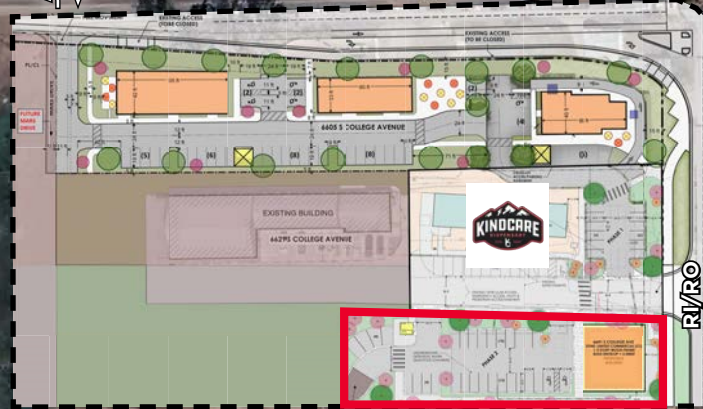
Proposed Use: Gas/Convenience Store, Fast Food, Carwash, Automotive/Tire

Price: \$947,460 (\$15.00/SF)

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PROPERTY DETAILS

Address: 6641 S College Avenue Fort Collins, CO 80525

Available SF: Land: 0.63 AC (27,816 SF)

Zoning: CL - Limited Commercial

Proposed Use: Gas/Convenience Store
Fast Food
Carwash
Automotive/Tire

Price: \$361,608 (\$13.00/SF)

6605 & 6641 COLLEGE AVE

ABOUT FORT COLLINS, CO

Fort Collins, one of the healthiest cities in the U.S., boasts award winning schools, beautiful outdoor facilities, and a flourishing arts scene. Additionally, residents can visit any of the unique breweries, shops and restaurants located in the area.

The Fort Collins economy has a mix of manufacturing and service-related businesses. Many high-tech companies have relocated to Fort Collins because of the resources of Colorado State University and its research facilities.

Fort Collins is also home to many small businesses and entrepreneurial ventures. The Larimer Small Business Development Center helps small businesses in the area get started and become profitable while the Northern Colorado Economic Alliance attracts business while stimulating relevant economic opportunity and job growth for the region.

Other factors that attribute to the entrepreneurial climate of Fort Collins are Colorado State University's College of Business and its Institute for Entrepreneurship Center and the Rocky Mountain Innosphere, helping new clean energy, technology, and scientific startup companies get started.

Source: choosecolorado.com

DEMOGRAPHIC HIGHLIGHTS

	2 Mile	5 Mile	10 Mile
2025 Population	20,584	138,414	344,589
2030 Pop. Projection	21,393	142,276	358,830
2025 Households (HH)	8,343	56,626	137,771
2030 Households (HH)	8,705	58,308	143,706
Avg. HH Income	\$138,058	\$119,252	\$113,890



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