AVAILABLE FOR LEASE





3636 S. COLLEGE AVENUE

FORT COLLINS, COLORADO 80525



CENTRALLY LOCATED FORT COLLINS LOCATION Office Space Available For Lease

Centrally located at one of the highest traffic intersections in Fort Collins, this vibrant retail/office building is located adjacent to Wells Fargo, Starbucks and Panera Bread Co. One block away from the Foothills Mall Redevelopment, this location offers high exposure and visibility at one of the most desirable retail trade areas in Fort Collins. The building has excellent monument and building signage available, ample parking and easy access.



AVAILABILITIES First Floor Suite 6 1,080 SF \$10 - \$12/SF Gross

LAND AREA 1.47 Acres (64,128 SF)

ZONING Commercial (C)

TENANCY Multi-tenant





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FLOOR PLAN



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2021 Population (Pop.)	14,101	111,473	179,669
2026 Projected Pop.	14,990	118,650	192,164
2021 Households (HH)	6,481	45,204	72,403
2021 Avg. HH Income	\$81,434	\$90,814	\$91,112
Source: CoStar, 2021			

For more information, please contact:

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