



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)

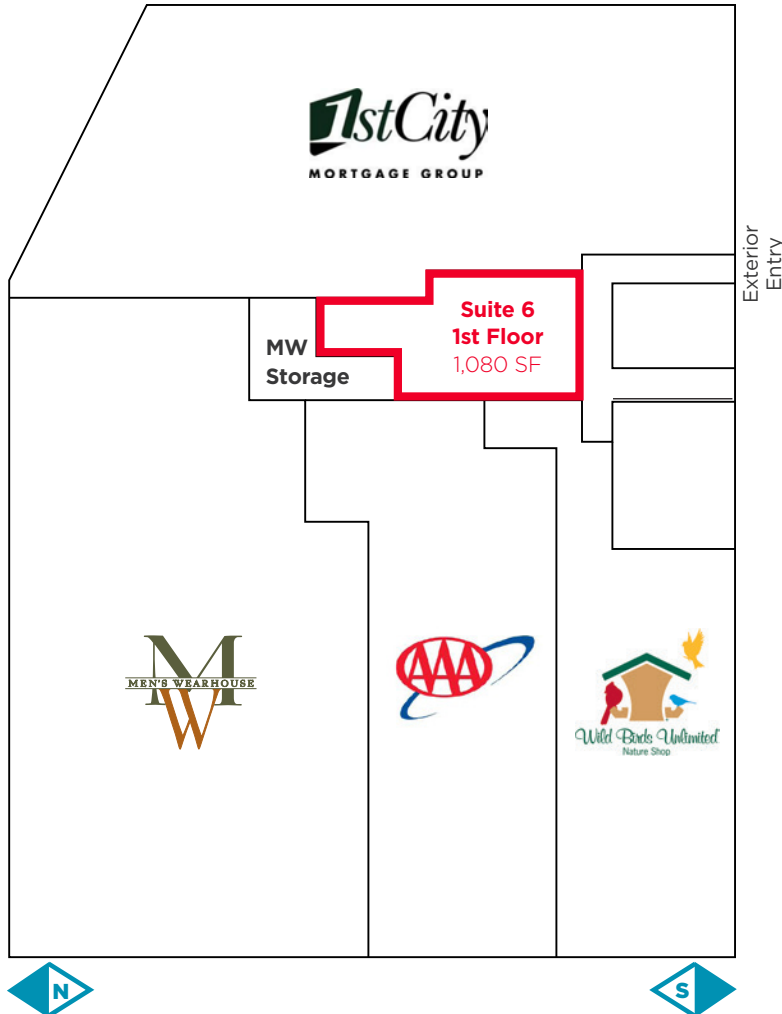
TENANCY

Multi-tenant

3636 S. COLLEGE AVENUE

FORT COLLINS, COLORADO 80525

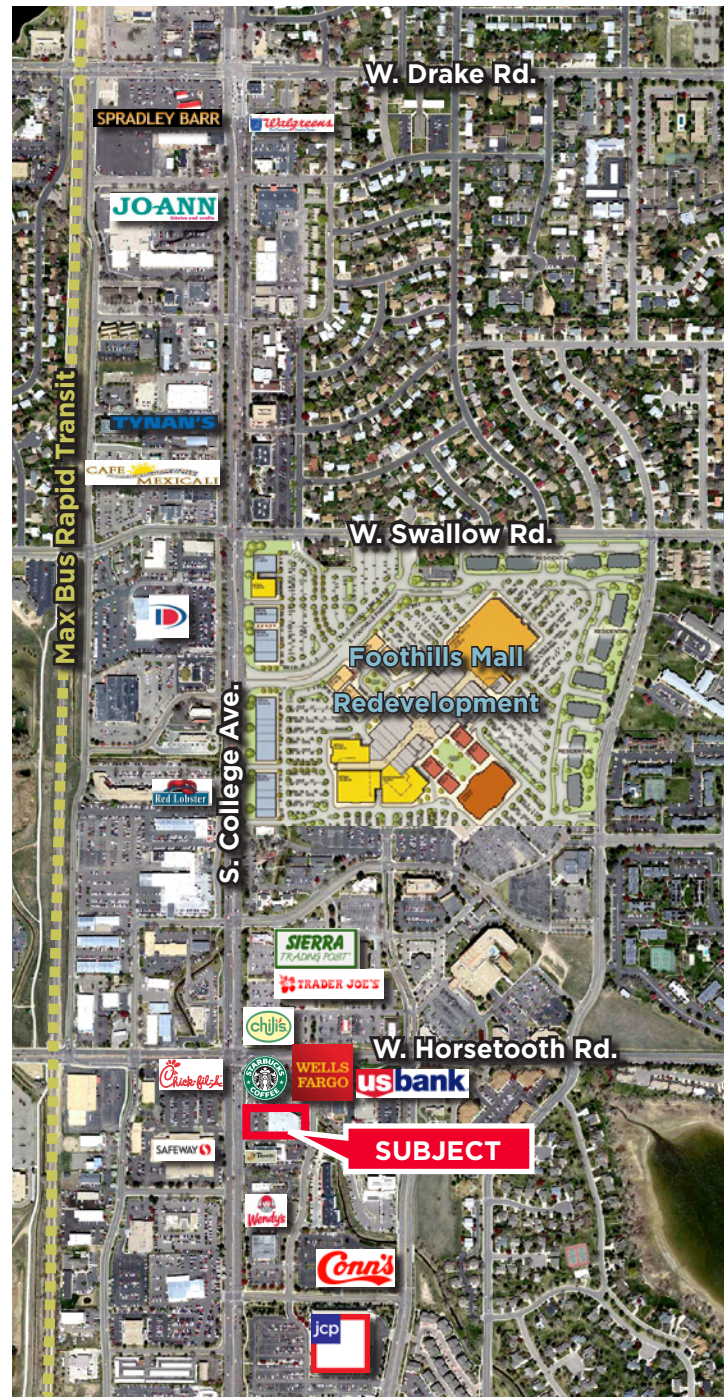
FLOOR PLAN



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:

AKI PALMER
Executive Director
+1 970 267 7727
aki.palmer@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, Colorado 80525
T +1 970 776 3900
F +1 970 267 7419

cushmanwakefield.com

JIM PALMER
Director/Principal
+1 970 204 4000
jpalmer@palmerpropertiesco.com

3665 John F Kennedy Parkway
Suite #2-300
Fort Collins, Colorado 80525

palmerpropertiesco.com