



4733

TIMBERLINE ROAD

FORT COLLINS
CO 80528

956 SF

RETAIL SPACE
FOR LEASE

EST. NNN
\$14.00/SF

LEASE RATE
\$25.00/SF NNN

CBRE



RETAIL SPACE IN THE HEART OF HARMONY CORRIDOR

PROPERTY OVERVIEW

4733 South Timberline Road

4733 S. Timberline Road offers approximately 956 SF of prime retail space within a well-maintained, single-story building (7,890 SF total) built in 2000. It sits on a high-visibility corner at Timberline and Harmony Roads—one of Fort Collins’ busiest intersections, with combined daily traffic counts exceeding 75,000 vehicles. Positioned within the coveted Harmony Corridor District (H-C zoning), the site is among a robust retail cluster anchored by national brands like Starbucks, Texas Roadhouse, Old Chicago, Jersey Mike’s, La-Z-Boy, Noodles & Co., and Cinemark. This proximity ensures strong consumer spillover for new tenants looking to benefit from well-established foot and vehicle traffic.

The Harmony Corridor further serves as the primary commuter route between Fort Collins, Timnath, and I-25, integrating major residential and employment growth zones. Demographically, the property draws from a trade area of nearly 100,000 residents within a 4-mile radius, with average household incomes north of \$85,000 and daytime employment exceeding 79,000. Fort Collins itself is a thriving college town (2020 pop. ~170,000) with strong service, healthcare, and high-tech sectors anchored by Colorado State University and UCHHealth. The city’s reputation for sustainable growth, high-quality of life, and above-average retail sales (accounting for over 50 % of local retail volume along this corridor) makes it an ideal environment for businesses seeking long-term visibility and stable demand.



7,890
BUILDING SF



956
AVAILABLE SF



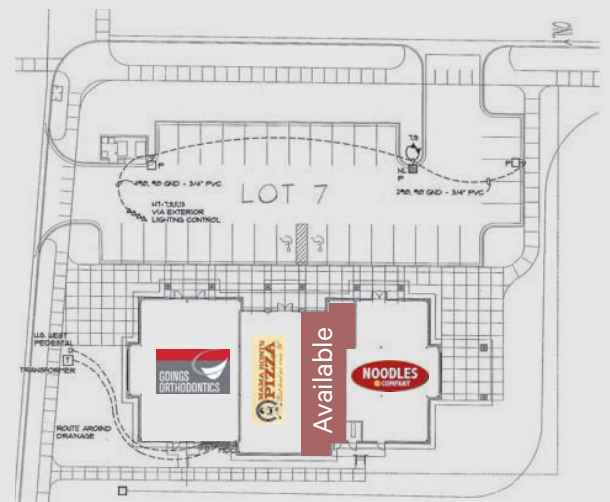
2000
YEAR BUILT



75,000
TRAFFIC COUNT



H-C
ZONING



Prominent signage opportunities to leverage high daily traffic counts (75,000+ vehicles per day).

4733

TIMBERLINE ROAD

FORT COLLINS
CO 80528

Dynamic Location
Surrounded by
Top Retailers &
Daily Traffic

CINEMARK

HOME2
SUITES BY HILTON

TEXAS
ROADHOUSE

CC
& CO
Crazy Cuts & Co.

Spoons

OLD CHICAGO
PIZZA + TAPROOM

L A B O Y



fnbo

uchealth

STIMBERLINERD

STIMBERLINERD

- Strategically positioned at the busy intersection of Harmony and Timberline Roads, ensuring continuous exposure.
- Proximity to major employment hubs, including UCHHealth Harmony Campus and multiple corporate offices.
- Minutes from Front Range Village Shopping Center, featuring top-tier retailers like Target, Lowe's, and Sprouts Farmers Market.
- Surrounded by popular restaurants and cafes, creating steady foot traffic and vibrant consumer engagement.
- Convenient access to Interstate 25 and Downtown Fort Collins, attracting shoppers from a broader regional area.
- High-growth residential neighborhoods nearby, driving robust daily consumer activity.
- Close to multiple hotels and hospitality services, capturing additional business from visitors and tourists.
- Short distance to recreational amenities, including parks, trails, and Harmony Club Golf Course, supporting active community lifestyles.

956 SF

**RETAIL SPACE
FOR LEASE**

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FORT COLLINS, CO 80528

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