

PRIME LOCATION GROCER ANCHORED RETAIL
MID-TOWN FORT COLLINS, COLORADO



DELIVERING SPRING 2026!

CBRE

Project Highlights



New King Soopers is now open immediately adjacent to the south side of the property



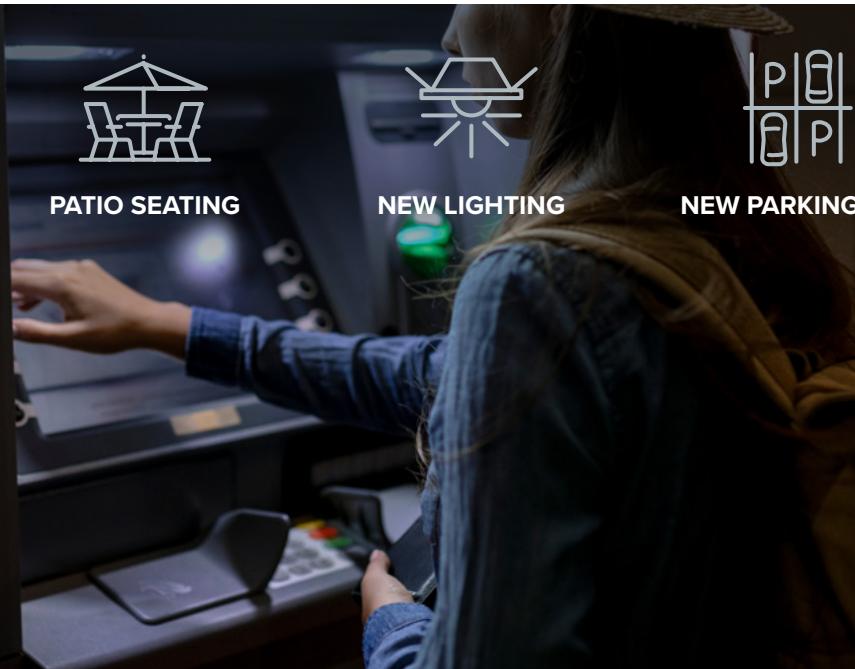
Future multi-family development immediately adjacent to the north side of the property 224 apartment units



Bank of America is projected to break ground mid-2026



Colorado State University is located approximately 1 mile away with an undergraduate enrollment of 24,433 students



PATIO SEATING



NEW LIGHTING



NEW PARKING LOT



NEW ROOF



UPDATED FACADE



**PARKING RATIO
3.67/1,000 SF
(110 SPACES)**

Site Plan

LEASE RATE

\$35-\$40/SF

RETAIL CONDO PRICING

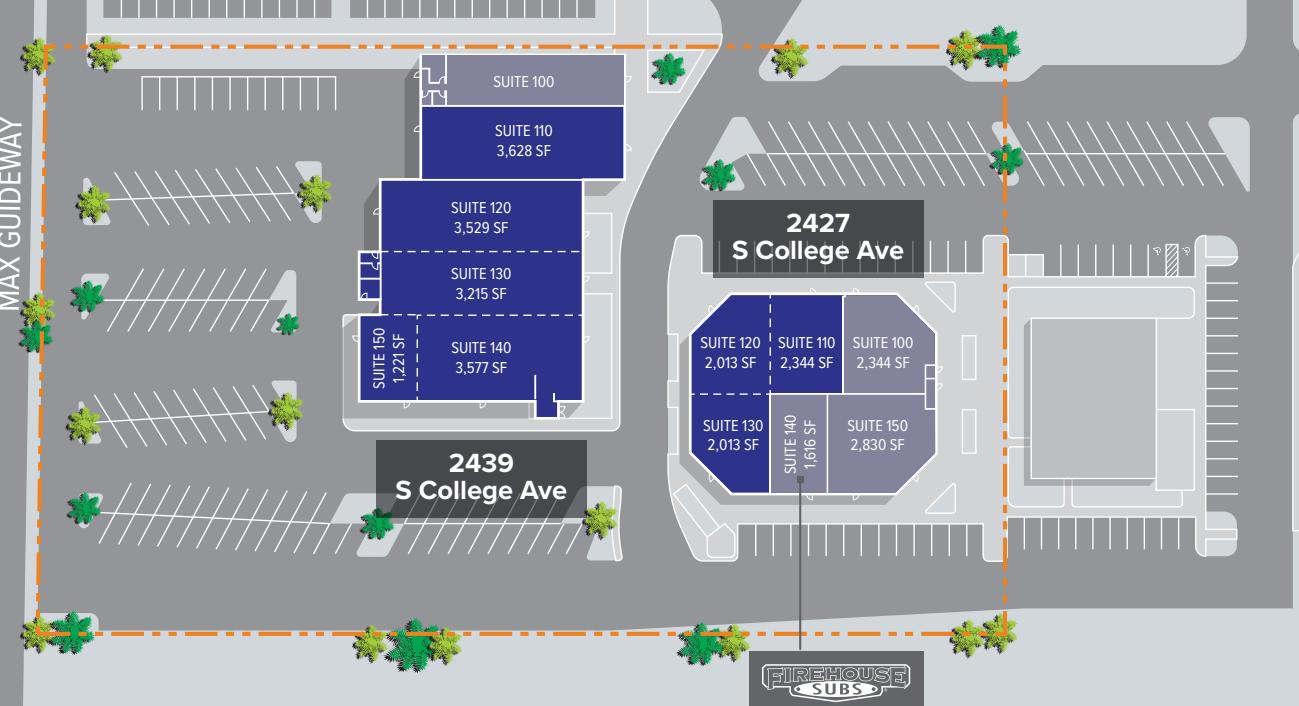
\$535-\$585/SF

2026 NNN ESTIMATE

\$9.77/SF

BAY RD

MAX GUIDEWAY



Site plan is approximate

Fort Collins, Colorado

CSU Shops @College

Nestled at the base of the Rocky Mountains, Fort Collins offers exciting recreational opportunities and is home to many outdoor attractions such as Horsetooth Reservoir and Lory State Park. There are many cultural offerings including museums and galleries. Throughout the year, live music and entertainment as well as great local dining, can be found throughout the historic downtown area. Fort Collins offers the convenience of a small town with all the amenities of a larger city. It also maintains a well-deserved reputation as one of Colorado's top craft-brewery hubs.

Fort Collins is home to Colorado State University and an outstanding public school system. Many high-tech companies including Hewlett Packard, Intel, AMD, among others, have relocated to Fort Collins to take advantage of the resources of CSU and its research facilities. Up and coming industries within the area include clean energy, bioscience, and agri-tech businesses.



Area Demographics

COMPREHENSIVE	1 MILE	3 MILES	5 MILES	
Place of Work				
	2024 Businesses	1,049	6,253	8,137
	2024 Employees	11,491	84,036	107,464
Population				
	2024 Population	14,517	119,461	183,755
	2029 Population - Projection	15,503	121,453	188,332
	2024 - 2029 Annual Population	1.32%	0.33%	0.49%
Household Income				
	Average Household Income	\$89,949	\$105,540	\$115,444
	Median Household Income	\$58,635	\$77,153	\$85,243
Housing Value				
	Median Home Price	\$542,230	\$574,033	\$585,865
	Average Home Price	\$599,160	\$613,191	\$614,645



Amenity Map





Melissa M. Moran, CCIM, CRRP

First Vice President
+1 970 219 7376
melissa.moran@cbre.com

Jon Rue

First Vice President
+1 970 948 8300
jon.rue@cbre.com

Alexander Schultz

Associate
+1 970 658 7159
alexander.schultz@cbre.com

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. CMPM CSU Shops at College_BRO2_Rue_v07_KM 01/09/26