

Foothills

Fort Collins, Colorado

RETAIL LEASING



McWHINNEY



PRISM™
PLACES WITH PURPOSE



SRS



Foothills

Located in the heart of Fort Collins, head to Foothills to shop, dine, and enjoy local entertainment.

Foothills Mall is Fort Collins' premier Class A destination. With a diverse tenant mix, central location and new ownership group this property is a great option for a multitude of tenants.

JOIN THESE TENANTS



FAST FACTS

169,332 SF

Total | College Avenue

19,936 SF

Available | College Avenue

3.5 Million

Currently Serving (Annually)*

77 Minute

Average Dwell Time*

**Placer AI 2023*

Fort Collins

Colorado

Located at the base of the Rocky Mountains, Fort Collins, Colorado is home to a nationally recognized University and a hub for innovation and business.

Colorado State University has 26,062 Undergraduate and 7,299 Graduate students (*US News*). As a land grant university, **CSU is one of the country's leading research universities** with strong emphasis on vector-borne infectious disease, veterinary medicine, atmospheric science, clean energy technologies, and environmental science (*Fort Collins Chamber*).

Fort Collins is home to industry leading companies such as: **UC Health, Advanced Energy, Anheiser-Busch, Banner Health, Broadcom, Colorado State University, Columbine Health Systems, Exodus, 1st Bank, Coloradoan, HP, Hewlett Packard Enterprise, Noosa, Otter Box, Plante Moran, Vestas, Waterpik and more** (*Fort Collins Chamber - Major Employers*).

Top 25 Places to Live In the US

US News and World Report

354,670 Residents | Fort Collins Metro

US News

\$2.4K+ Apparel & Services | Annual Spending

ESRI | BOA 2023

\$4.1K+ Eating Out | Annual Spending

ESRI | BOA 2023



Fort Collins Chamber



FootHills

TODAY



Foothills

Blocks 11-13 A&B, 18, 19

AVAILABLE

| Block | Unit | SF |
|------------|------------|--------------|
| 13B | 130 | 2,000 |
| 13B | 140 | 1,999 |

Legend

- AVAILABLE
- LEASED

Map is not to scale and is intended for informational and illustrative purposes only. Plans, uses, zoning, amenities, features, availability, acreage, sizes, dates, vehicle counts, listed owners/tenants, and other elements are subject to change by SRS Real Estate Partners, McWhinney Real Estate Services, Inc. or its affiliates without notice, and shall not be relied upon.



Foothills

Blocks 14 A&B, 15, 16, 17

AVAILABLE

| Block | Unit | SF |
|------------|------------|---------------|
| 14A | 120 | 3,826 |
| 14A | 130 | 3,632 |
| 16 | TBD | 10,479 |

Can be subdivided

Legend

- AVAILABLE
- LEASED

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Foothills

Reimagined

The Foothills Mall in Fort Collins, Colorado has served the community for years. McWhinney and Prism have collaborated to bring this vivid community an epicenter for **retail, cuisine, health and culutre** with their reimagining of Foothills.

±440,000 SF
Retail / F&B

86k SF
New Workplace
Opportunities

600 Units Planned
New Residential Units

405 Units Existing
Cycle Apartments

11 Acres
Open Space & Nature
Trails

E. SWALLOW ROAD



Foothills

A **NEW VISION** FOR THE FUTURE



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Fort Collins

Colorado



Demographics

Fort Collins, CO

| Population | 10 Min | 20 Min | 30 Min |
|--------------------------------------|---------|---------|---------|
| 2023 Estimated Population | 135,233 | 277,728 | 405,218 |
| 2028 Projected Population | 137,934 | 288,021 | 423,942 |
| Projected Annual Growth 2023 to 2028 | 0.40% | 0.73% | 0.91% |

| Daytime Population | 10 Min | 20 Min | 30 Min |
|-------------------------|---------|---------|---------|
| 2023 Daytime Population | 152,086 | 283,099 | 388,892 |
| Workers | 93,017 | 155,255 | 200,678 |
| Residents | 59,070 | 127,844 | 188,214 |

| Income | 10 Min | 20 Min | 30 Min |
|------------------------------------|-----------|-----------|-----------|
| 2023 Est. Average Household Income | \$108,568 | \$114,698 | \$118,802 |
| 2023 Est. Median Household Income | \$73,576 | \$78,493 | \$85,410 |

| Households & Growth | 10 Min | 20 Min | 30 Min |
|--------------------------------------|--------|---------|---------|
| 2023 Estimated Households | 54,754 | 112,348 | 160,475 |
| 2028 Projected Households | 56,767 | 118,005 | 170,054 |
| Projected Annual Growth 2023 to 2028 | 0.72% | 0.99% | 1.17% |

| Race & Ethnicity | 10 Min | 20 Min | 30 Min |
|---|--------|--------|--------|
| 2023 Est. White | 80.6% | 80.7% | 81.7% |
| 2023 Est. Black or African American | 1.5% | 1.3% | 1.1% |
| 2023 Est. Asian Alone | 3.6% | 3.0% | 2.4% |
| 2023 Est. American Indian or Native Alaskan | 0.8% | 0.9% | 0.8% |
| 2023 Est. Pacific Islander Alone | 0.1% | 0.1% | 0.1% |
| 2023 Est. Hispanic | 12.6% | 13.5% | 13.3% |

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Foothills



1875 Lawrence Street, Suite 850
Denver, CO 80202
303.572.1800

Tony Pierangeli
Managing Principal
303.390.5257
tony.pierangeli@srsre.com

Erik Christopher
Managing Principal
303.390.5252
erik.christopher@srsre.com

Andrew Clemens
Sr. Vice President
303.390.5230
andrew.clemens@srsre.com

SRSRE.COM

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