

RARE NNN LEASED OPPORTUNITY ALONG POPULAR MOUNTAIN AVENUE IN OLD TOWN FORT COLLINS

FOR SALE

345 E. MOUNTAIN AVENUE
FORT COLLINS, CO 80524



Representatives:

Jake Hallauer, CCIM

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Affinity Real Estate Partners, Inc.

3665 John F. Kennedy Pkwy, Bldg 2, Suite 202
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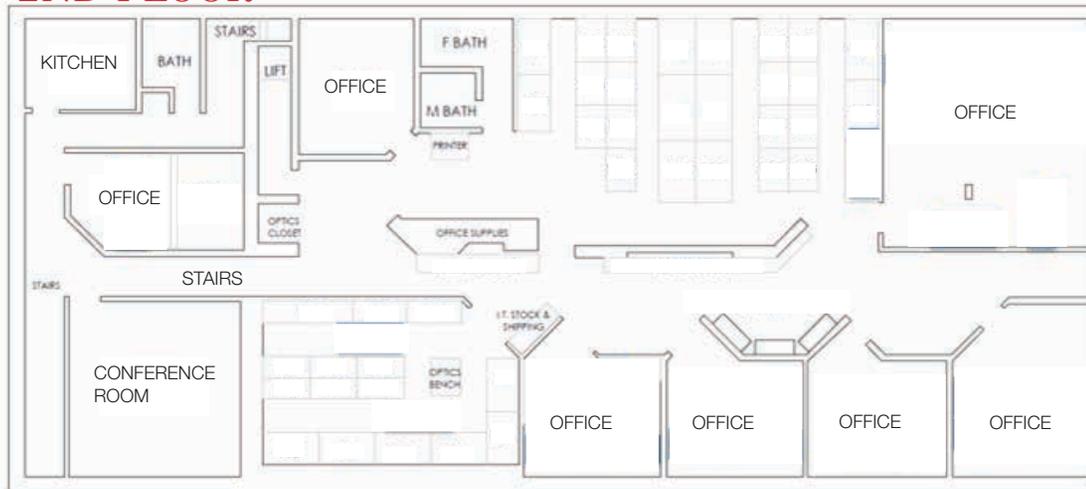
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FLOOR PLAN

1ST FLOOR



2ND FLOOR



- BUILDING SIZE:** 10,500± SF
- SITE SIZE:** 0.22± acres (9,500± SF)
- SALE PRICE:** \$3,350,000 (\$319.05 / SF)
- CAP RATE:** 7.2%
- PARKING:** Approximately 10 exclusive parking spaces in rear of building and ample free parking along Mountain Avenue.

Unique opportunity to acquire a standalone building in downtown Fort Collins on highly sought-after Mountain Avenue with significant on site and exclusive parking on a very large lot. Additionally, the building includes an overhead door in rear leading to the exclusive parking area and alley access.

For more information regarding the Lease Agreement, financial information, etc., please sign and return the Confidentiality Agreement ("CA") to Affinity Real Estate Partners:

[Click here for CA](#)

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PHOTOS

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LOCATION MAP



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LOCATION INFORMATION

DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
2025 Est. Population	11,883	90,030	160,477
2030 Projected Population	12,188	92,301	164,190
2025 Est. Avg. HH Income	\$97,518	\$95,798	\$107,490
Median Age	30.6	29.3	32.9
Daytime Employment	22,013	72,658	113,640

Source: Site To Business - October 2025

NEARBY EMPLOYERS:

The City of Fort Collins, Larimer County, Colorado State University, Spirae, First National Bank building, Key Bank tower, In-Situ, New Belgium Brewery, Odell's Brewing, and more.

NEARBY RESTAURANTS:

The Melting Pot, Snooze, Rodizio Grill, Silver Grill Cafe, Austin's American Grill, Union Bar & Soda Fountain, Ginger and Baker, Rio Grande Mexican Restaurant, Blue Agave Grill, RARE Italian, Illegal Pete's and many more.

FORT COLLINS IS CONSISTENTLY RECOGNIZED ON "TOP" AND "BEST" OF LISTS:

- Ranked No.11 The best U.S. cities to live in 2022: MarketWatch - Aug 2022
- Ranked No. 5, Best Housing Markets for Growth and Stability in 2021: SmartAsset - Mar 2022
- Ranked No. 17 150 Best Places to Live in the U.S. in 2021-2022: U.S. News - Jul 2021
- Ranked No. 1 The best places to live in America in 2020: MarketWatch - Oct 2020
- Ranked No. 6 for "Best Housing Markets for Growth and Stability": SmartAsset - June 2020
- 2nd Best Cities for Small Business Owners: ValuePenguin - Feb 2017
- No. 4 Community in Overall Well-Being, 2014-2015: Gallup Healthways - Feb 2016
- No. 14 Best-Performing City: Miliken Institute - Dec 2015
- Top 3 Digital City: Govtech.com - Nov 2015
- Top 10 Best Metros for Female Entrepreneurs: Forbes - Oct 2015
- Ranked No. 4 Next Top 10 Cities for Tech Jobs: Fast Company - Jul 2015

MARKET DATA:

Downtown Fort Collins:

Downtown Fort Collins (or "Old Town" as it is affectionately known) is a vibrant commercial district and the City's art, cultural and entertainment center. Downtown is home to The Lincoln Center (a 1,180-seat performance hall and a 220-seat theatre), the City Library, the local museum, and a variety of smaller theaters, music venues, art galleries, and public festivals.

Downtown Fort Collins is home to numerous community events that bring people together from all over Northern Colorado and beyond. Some of these events include: New West Fest, Tour de Fat, Taste of Fort Collins, Brewfest, Old Town Car Show, Fort Collins Jazz Experience, Oktoberfest, Girls Night Out, First Night Fort Collins, Greek Festival, Holiday Parades, various 5k runs, and concerts.

Its solid employment base includes Colorado State University, both the City of Fort Collins and Larimer County government centers, the County Courthouse, and a concentration of professional offices.

City of Fort Collins:

Fort Collins, with a population of approximately 172,000 is known nationally for its high quality life. Home to Colorado State University with approximately 34,218 students and more than 9,196 employees. Colorado State University is a significant employer and contributes greatly to the vibrancy of the local economy by providing jobs, and an educated, well compensated, workforce.

Northern Colorado Trade Area:

Northern Colorado's trade area consists of approximately 982,000 people (within 30 miles of I-25 & US 34) and is known nationally for its high quality life. Home to Colorado State University and University of Northern Colorado, the region's population is largely young and well educated, with a diverse workforce.

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