

# The Quarry

1775 Ashlar Dr., Fort Collins, Colorado, 80526

BROKERAGE DISCLOSURE



## TRAFFIC COUNTS

- W. Prospect Rd. East of S. Shields St.
- S. Shields St. South of W. Prospect Rd.
- W. Prospect Rd. West of S. Shields St.
- S. Shields St. North of W. Prospect Rd.

MPSI 2022 Estimates

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Colliers



*Just South of Shields & Prospect*



## GROUND FLOOR RETAIL SPACE FOR LEASE

### HIGHLIGHTS

- Ground floor retail space in a 319-unit Class A multifamily community
- **Walking distance to Colorado State University campus (over 32,000 students enrolled)**
- On-site parking for retail
- Available Now; Shell Condition



**5,000 SF Available Now**  
Contact Broker for rates & NNN's

Colliers

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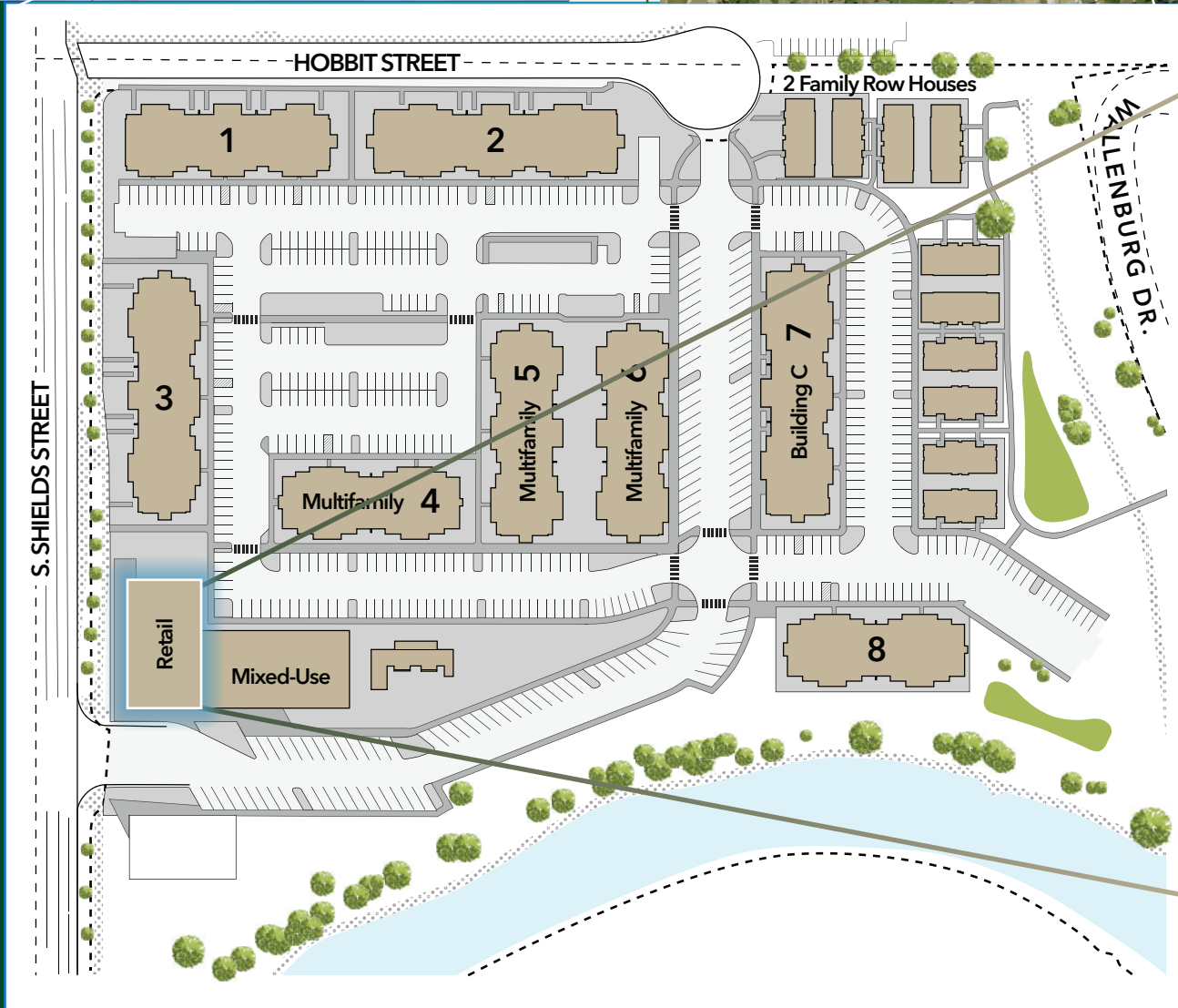
## SITE PLAN



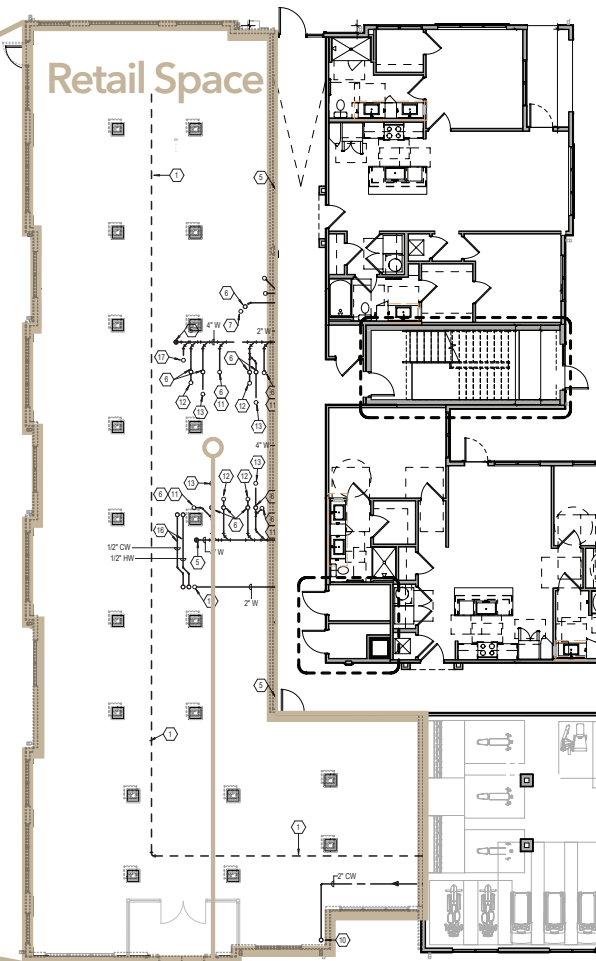
### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	22,159	109,330	163,599
Total Daytime Population	22,95	110,902	166,806
Average Household Income	\$66,880	\$100,304	\$111,237
Total Households	7,042	44,995	67,140

*ESRI 2024 Estimates*



## FLOOR PLAN



PLUMBING  
INFRASTRUCTURE  
IN PLACE

POTENTIAL  
PATIO  
SPACE

## CONCEPTUAL ONLY — EXAMPLE LAYOUT

1,500-5,000 SF

