

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

CSU STADIUM



COLORADO STATE UNIVERSITY



Hilton

WILBUR'S
TOTAL BEVERAGE
WINE & SPIRITS

WHOLE
FOODS
MARKET

petco



OfficeMax



Bank of America

CSU Shops
@College

2427-2451 S COLLEGE AVENUE

FUTURE MULTIFAMILY
DEVELOPMENT
200+ UNITS



COLLEGE AVE

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



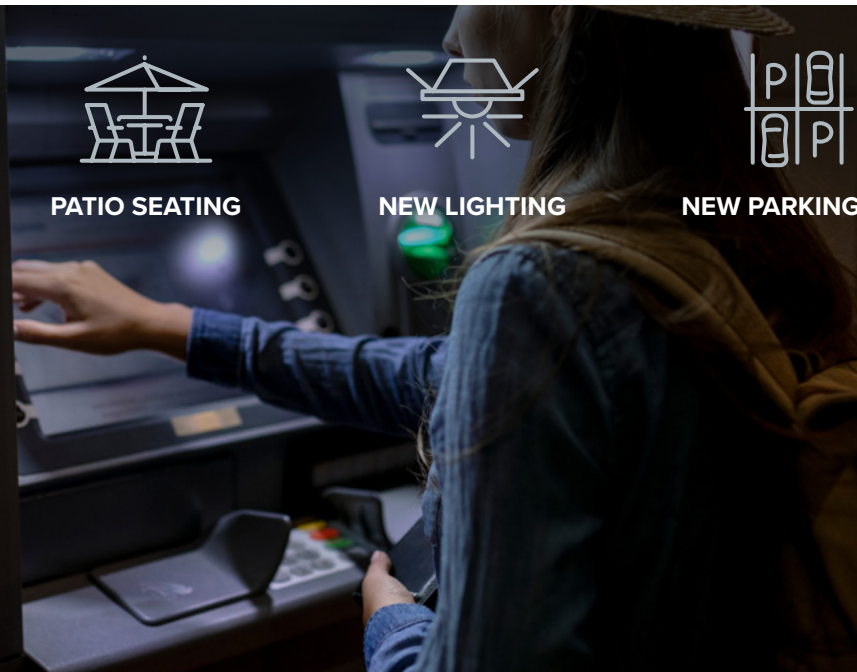
NEW ROOF



UPDATED FACADE



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



Site Plan

LEASE RATE
\$35-\$40/SF

RETAIL CONDO PRICING
\$535-\$585/SF

2025 NNN ESTIMATE
\$8.83/SF

BAY RD

MAX GUIDEWAY

Type text here



S COLLEGE AVE

FRONTAGE RD E

287

Site plan is approximate



Fort Collins, Colorado





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 it's research facilities. Up and coming industries within the area include clean energy, bioscience, and agri-tech businesses.

CSU Shops
@ College



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





**2ND BUSIEST
INTERSECTION
IN NORTHERN COLORADO**

TRAFFIC COUNTS



S COLLEGE AVENUE

45,883 VPD

W DRAKE ROAD

30,364 VPD

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CBRE

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