



1,500 - 13,300 SF RETAIL/OFFICE FOR SALE OR LEASE

343 NORTH COLLEGE AVENUE

FORT COLLINS, COLORADO 80524



REDEVELOP & REVITALIZE

343 North College Avenue is a redevelopment project revitalizing Block 23 fronting College Avenue between Maple Street and Cherry Street in Old Town Fort Collins surrounded by single-family housing, multi-family housing, and many new housing developments. This project will include a four-story 160-unit senior living facility along with 20,000 SF of first-floor retail space and a parking garage within walking distance from Fort Collins Transit Center, Poudre Trail, and Poudre River Whitewater Park.

SALE PRICE: \$591/SF*
PROMOTIONAL YEAR 1 LEASE
RATE: \$25-\$28/SF NNN

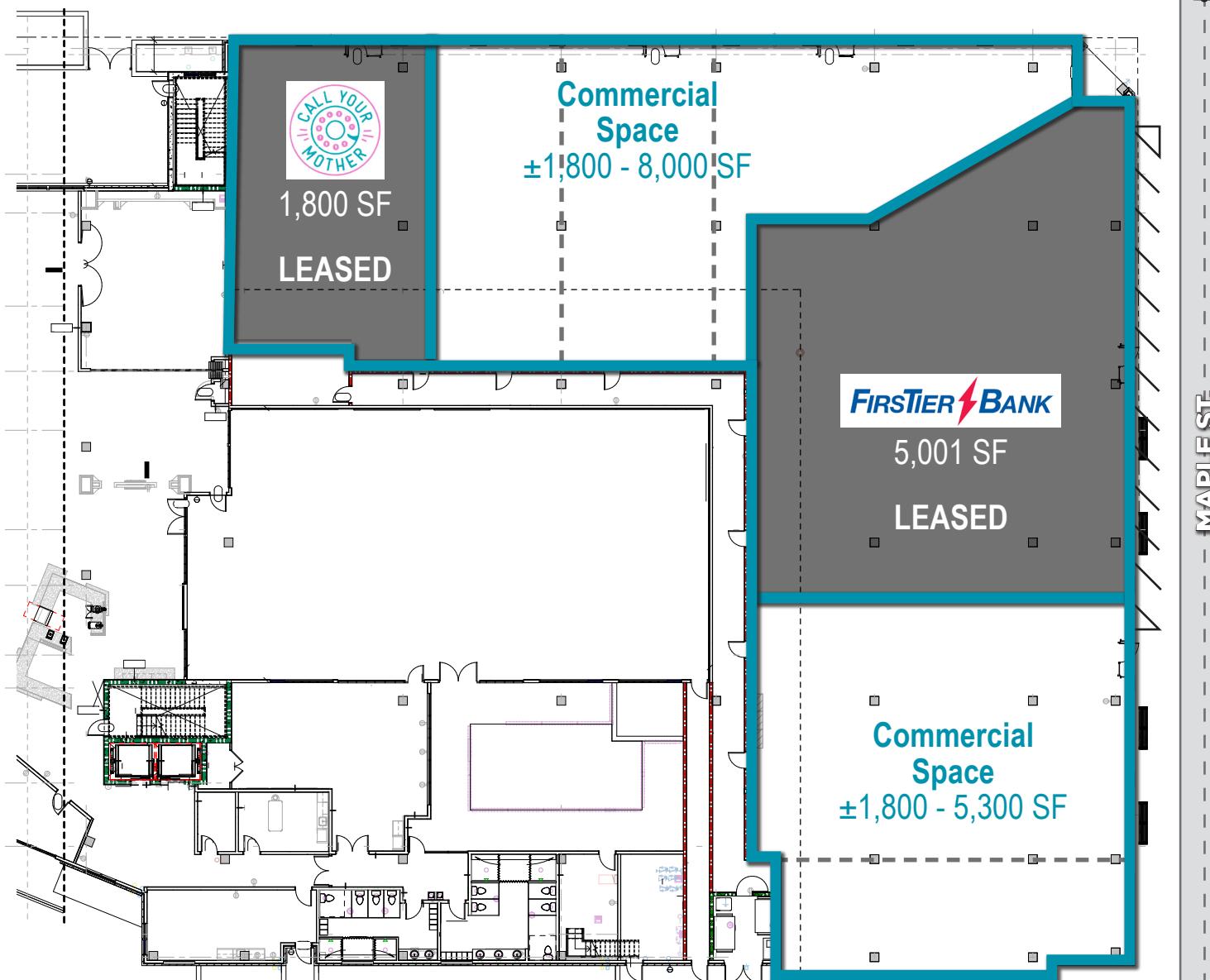
CORE & SHELL DELIVERY | TI ALLOWANCE NEGOTIABLE

*Parking spaces can be purchased for \$52K per stall





N. COLLEGE AVE.



Proposed uses and demising plan
subject to change.

1,500 - 13,300 SF

CORE & SHELL

PROPERTY HIGHLIGHTS

Garage (39 Spaces assigned to retail tenants) + Street Parking

Building Signage

Signalized Intersection

Demographics (CoStar, 2025)

BY THE NUMBERS

1 MILE RADIUS

11,755 2024 Population	18,107 Employees	\$778,924 Average HH Income	5,540 2024 Households
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3 MILE RADIUS

79,953 2024 Population	55,344 Employees	\$80,602 Average HH Income	33,636 2024 Households
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5 MILE RADIUS

150,304 2024 Population	87,527 Employees	\$91,677 Average HH Income	62,655 2024 Households
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College Avenue Frontage

Steps from Maxline Transfer Station

Walking Distance to Old Town Square

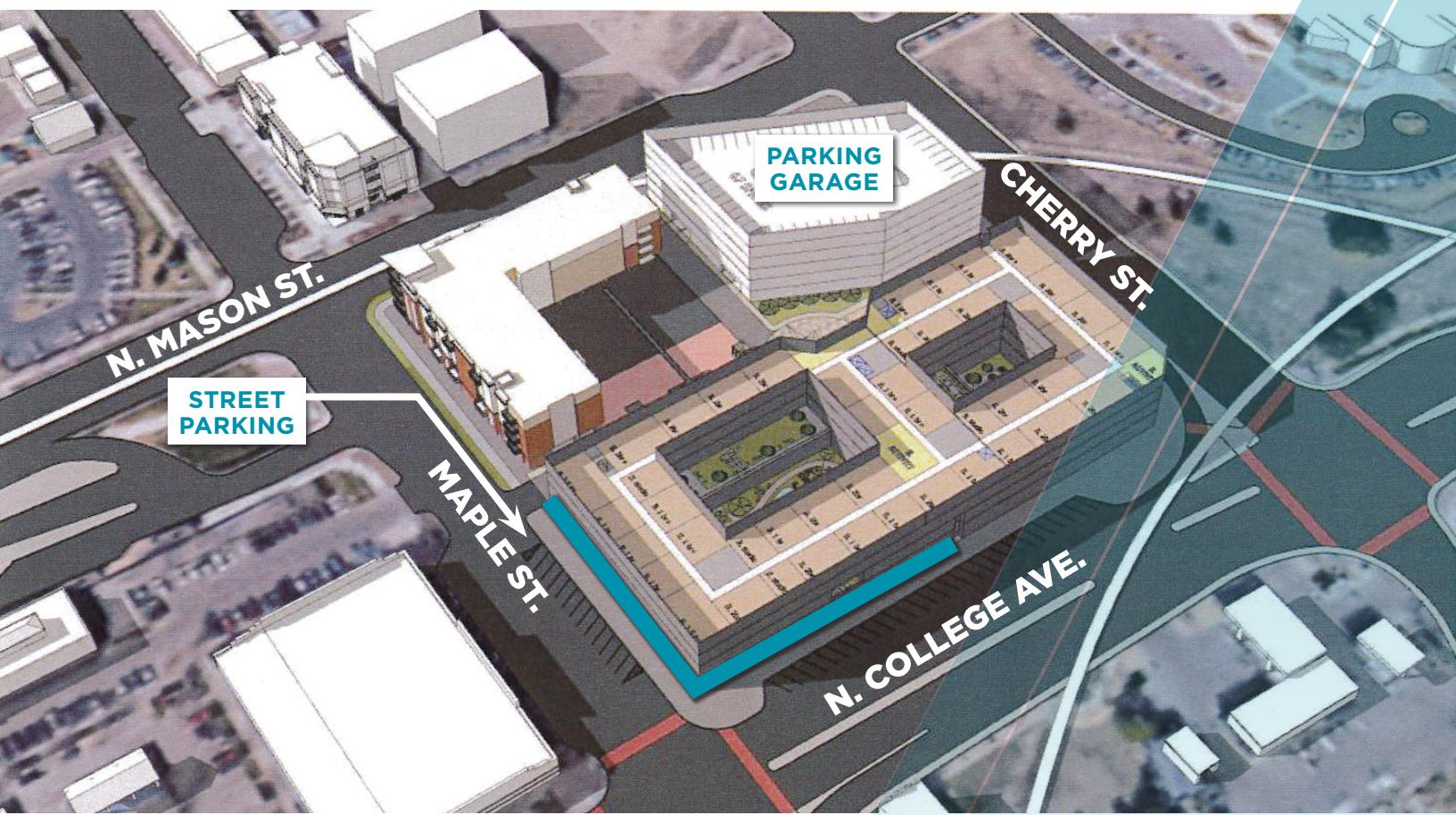
Traffic (CoStar, 2025)

COUNTS

27,294 VPD
North College Avenue

10,541 VPD
Cherry Street

12,250 VPD
Jefferson Street



NESTLED UNDER MorningStar Senior Living



MorningStar Assisted Living and Memory Care is dedicated to providing the finest assisted living Fort Collins has to offer. Their resort style amenities foster a lifestyle of comfort and wellness and make their residents' retirement years as carefree as possible. With a mission grounded on the belief: "to honor, to serve, to invest," it is no surprise that they are focused on providing exceptional care for their seniors who have entrusted them to make their retirement years as carefree as possible. To deliver on that promise, they work every day to create an atmosphere of comfort, wellness and family to ensure their community feels like a true home for our residents.

4 STORIES | 160 SENIOR LIVING UNITS | RIGHT ABOVE 20,000 SF RETAIL/OFFICE



43 NORTH
COLLEGE
AVENUE

For more information, contact

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