

OFFICE AVAILABLE FOR SALE

1312 S COLLEGE AVENUE
FORT COLLINS, COLORADO 80524



CUSHMAN &
WAKEFIELD

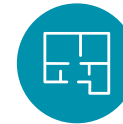
PROPERTY PROFILE



\$1,427,000 (\$313/SF)
SALE PRICE



0.27 AC (12,155 SF)
SITE SIZE



4,558 SF
BUILDING SF



1921/2016
YEAR BUILT/REMODELED



**CC - COMMUNITY
COMMERCIAL DISTRICT**
ZONING - CITY OF FORT COLLINS



PRIVATE DRIVEWAY



**LARGE DETACHED PRIVATE
OFFICE WITH SEPARATE
ENTRANCE**



SIX (6)
PRIVATE OFFICES



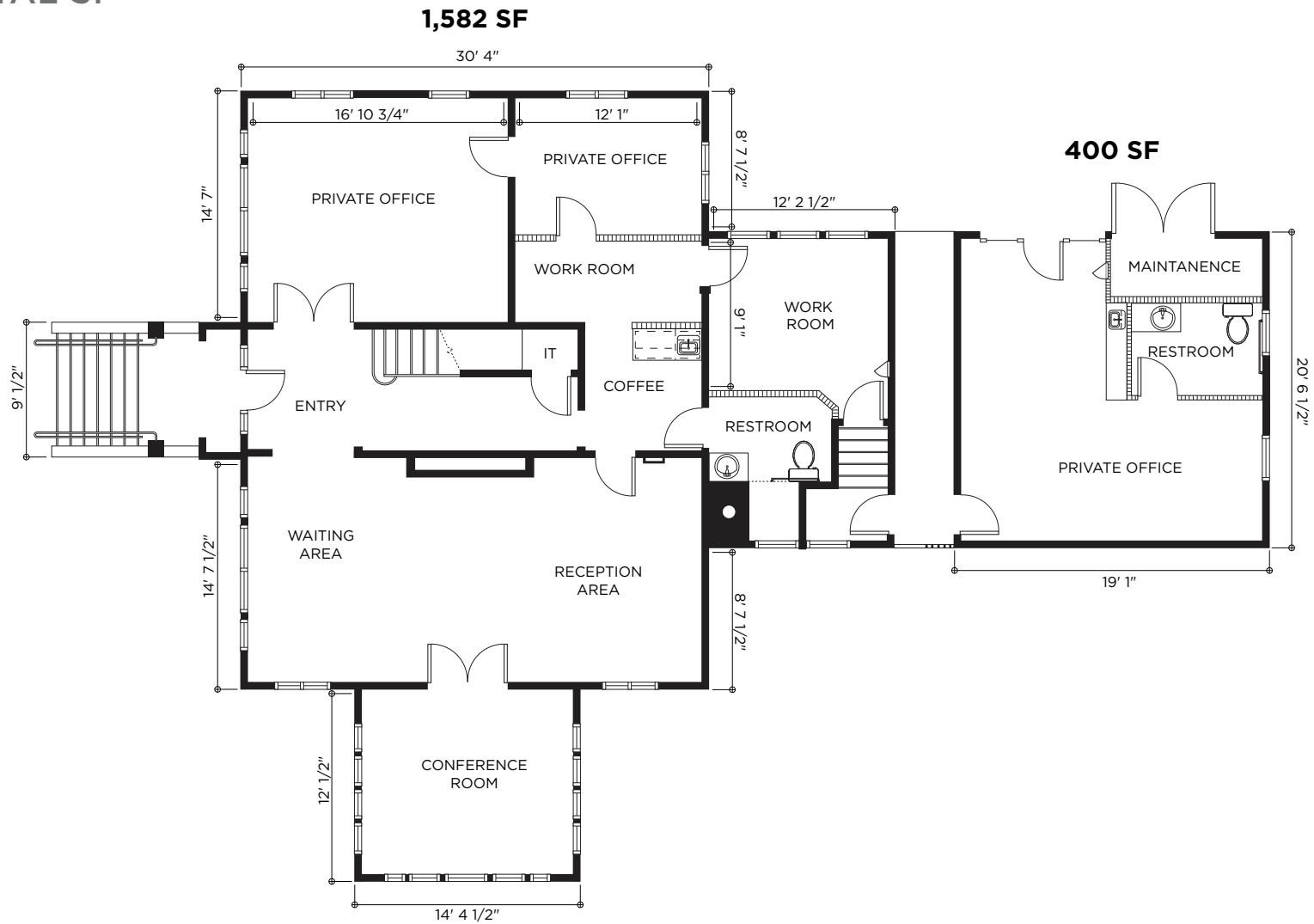
**NATURAL & RECESSED
LIGHTING**



PROPERTY PROFILE

FIRST FLOOR PLAN

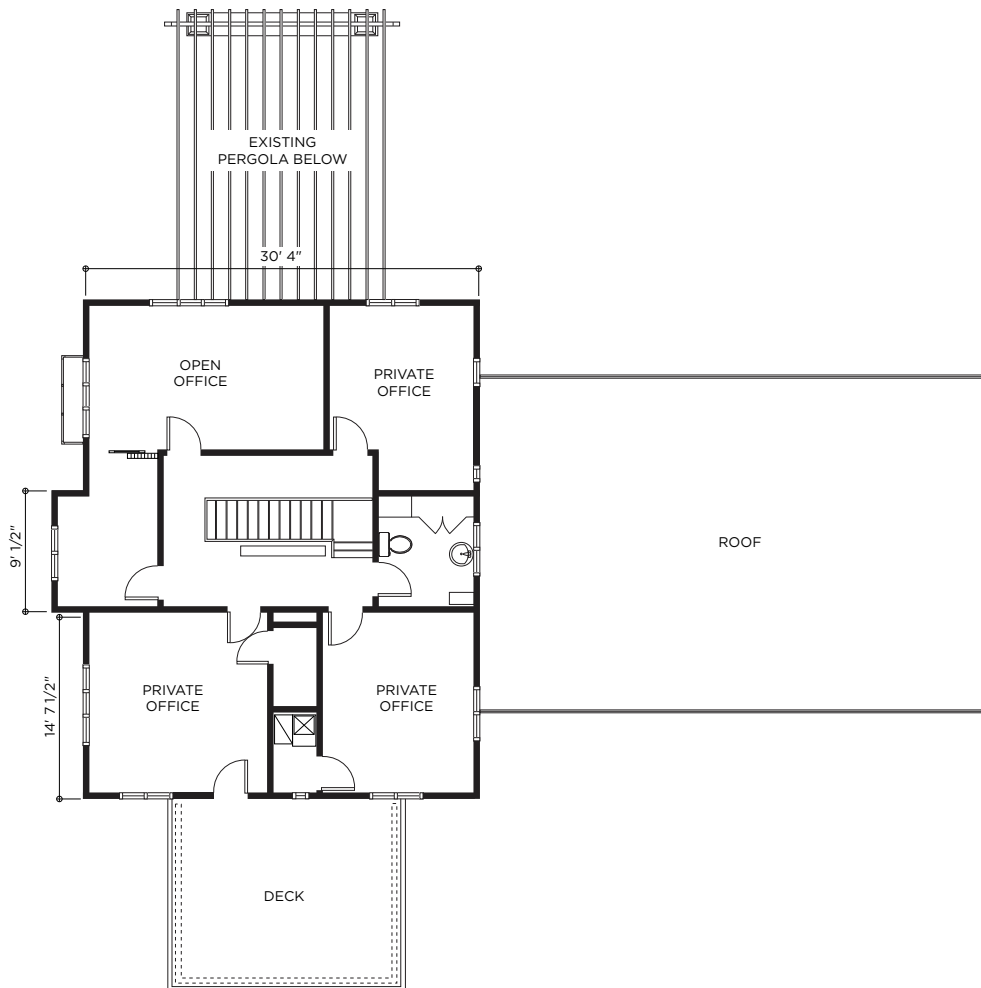
1,982 TOTAL SF



PROPERTY PROFILE

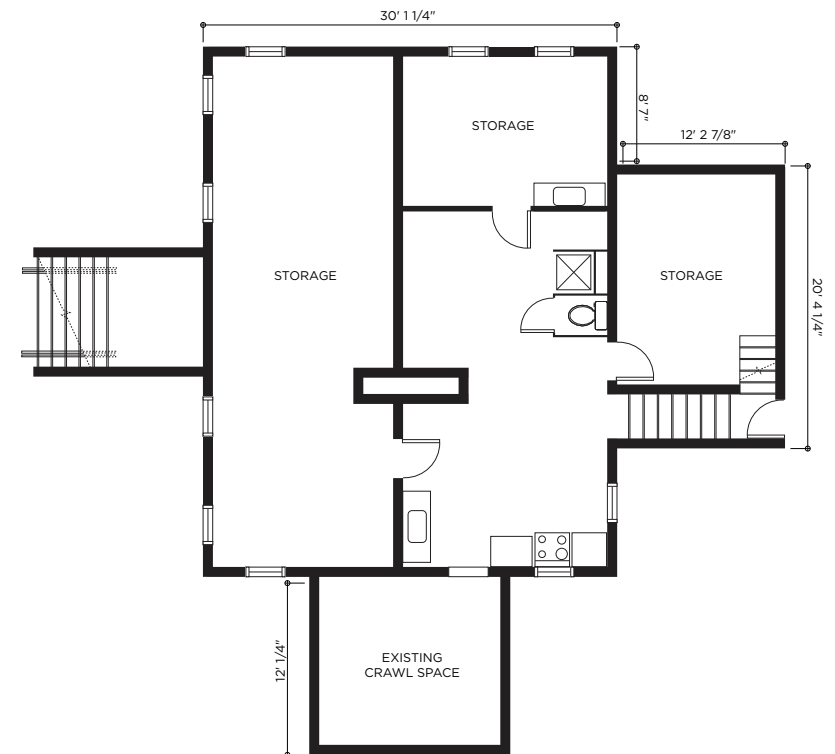
SECOND FLOOR PLAN

1,110 TOTAL SF



BASEMENT FLOOR PLAN

1,410 TOTAL SF



MARKET OVERVIEW



FORT COLLINS OVERVIEW

Fort Collins, Colorado, is a dynamic and rapidly growing city nestled against the foothills of the Rocky Mountains, approximately an hour north of Denver. Known for its blend of small-town charm and urban sophistication, Fort Collins consistently ranks among the best places to live in the U.S. thanks to its high quality of life, excellent schools, vibrant arts and culture scene, and access to year-round outdoor recreation. With a population of over 170,000, the city has cultivated a strong economy rooted in innovation, education, craft brewing, and sustainability.

College Avenue serves as one of the city's main commercial and transportation arteries, running directly through the heart of Fort Collins. The corridor sees high volumes of vehicular and pedestrian traffic, connecting key destinations such as Colorado State University and Old Town. Colorado State University is a major research institution with over 30,000 students and thousands of faculty and staff, creating a vibrant and youthful energy throughout the area. The university plays a central role in the city's identity, economy, and innovation ecosystem.

Just north of CSU, Old Town Fort Collins offers a unique blend of historic charm and modern vibrancy. The area is known for its preserved architecture, locally owned shops, top-rated restaurants, and an acclaimed craft beer scene. Old Town is a year-round destination for both locals and visitors, hosting events, festivals, and live entertainment that contribute to the city's dynamic atmosphere. The synergy between CSU and Old Town creates a uniquely energetic and walkable environment that continues to attract investment, development, and community activity.



172,581
2024 POPULATION



70,117
2024 HOUSEHOLDS (HH)



\$115,235
AVERAGE
HH INCOME



7,132
BUSINESSES

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NATE HECKEL
Managing Director
Direct: +1 970 267 7724
nate.heckel@cushwake.com

TY MASHEK
Senior Associate
Direct: +1 303 525 3125
ty.mashek@cushwake.com

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