

PRIME MIXED-USE RETAIL SPACE FOR LEASE

PROSPECT RIDGE: MIXED-USE RETAIL

NEC I-25 & PROSPECT ROAD, FORT COLLINS, CO 80525



TREVEY
COMMERCIAL
REAL ESTATE



Northeast Perspective

PROPERTY FEATURES

- 1,000 - 8,476 SF of New Construction Retail & Restaurant Space for Lease
- Ample On-site Cross Easement Parking
- Retail Located on First Level Below 48 Residential Units
- City of Fort Collins Newest Gateway Project
- Newly Constructed Prospect Interchange at I-25
- Positioned East of Fort Collins & CSU with Excellent Access and Visibility to / from I-25
- Signalized Intersection at Prospect Rd. & Carriage Rd.
- Adjacent to Multiple New Developments Including: Timnath Middle-High School & Stadium

PROPERTY DETAILS

FOR LEASE	1,000 - 8,476 SF
LEASE RATE	\$40.00 / SF NNN
NNN / CAM RATE	TBD
TENANT FINISH	Negotiable
AVAILABLE	Q4-2026
PARKING RATIO	Ample, Cross Easement
ZONING	Zoned GC (General Commercial)
CITY / COUNTY	Fort Collins / Larimer

TREVEY COMMERCIAL

10510 Dransfeldt Rd, Suite 100
Parker, Colorado 80134
303-841-1400 | www.trevey.com

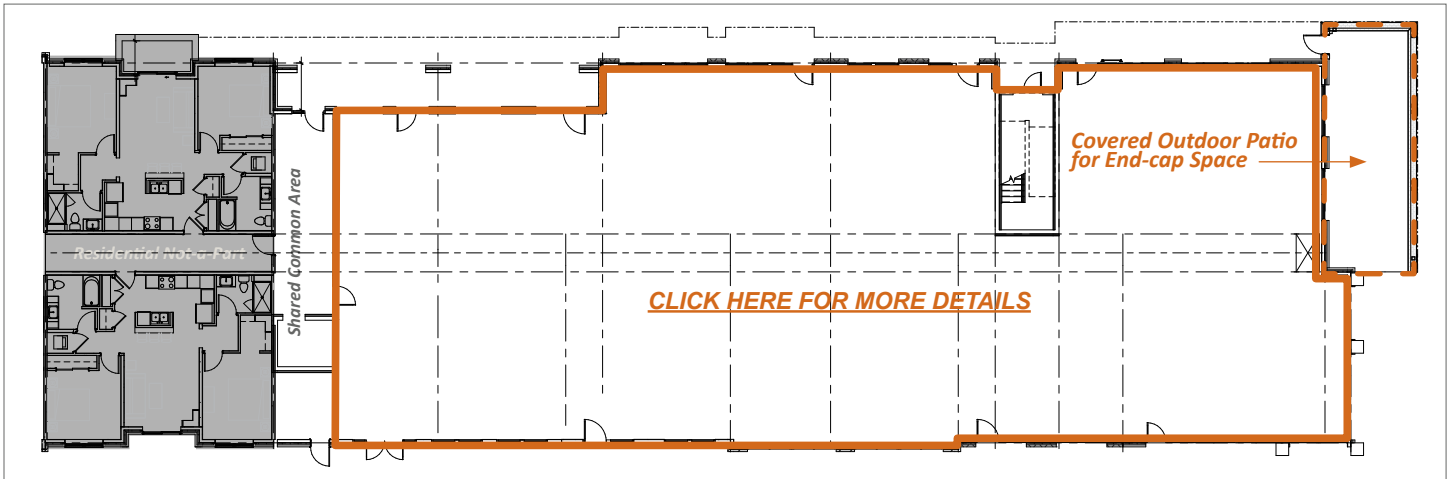
NICK BEACH

V.P. Sales & Leasing
nbeach@trevey.com
C: 719-237-0880

MITCH TREVEY

Managing Director
mitch@trevey.com
C: 303-619-7192

BUILDING PLAN - FIRST FLOOR



SITE LOCATION & STATISTICS



TRAFFIC DATA

Vehicles Per Day (VPD)

Approx. 43,000 VPD on I-25 & E. Mulberry St.

Approx. 61,000 VPD on I-25 & E. Prospect Rd.

Approx. 70,000 VPD on I-25 & E. Harmony Rd.

DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	7,868	\$132,567	\$564,132
5 Mile	123,726	\$111,139	\$531,392
10 Mile	311,652	\$110,406	\$492,384

FORT COLLINS ECONOMIC PULSE

Website with Hyperlink:

[Fort Collins Chamber of Commerce](#)

[NoCo Regional Economic Development Initiative](#)

[Fort Collins Economic Health Office](#)



NICK BEACH
V.P. Sales & Leasing
nbeach@trevey.com
C: 719-237-0880

MITCH TREVEY
Managing Director
mitch@trevey.com
C: 303-619-7192

[CLICK HERE TO DOWNLOAD CREC BROKERAGE DISCLOSURE](#)

Information contained herein, while not guaranteed, is from sources believed reliable. Price, terms and information subject to change.
Please call to confirm current property status and accuracy of information contained herein.