



# PROPERTY HIGHLIGHTS



**Big Box Space:**  
Contact Broker for Pricing  
NNN Expenses: \$9.00/SF



**Small Shop Spaces:**  
\$25.00-\$39.00/SF NNN  
NNN Expenses: \$11.00/SF



Chick Fil A and Subway



5 Points of Access into Shopping Center



Located in the heart of mid-town Fort Collins catty-corner to Trader Joe's and the Foothills Mall



**Parking:**  
317 Parking Spaces



# AVAILABILITIES

<b>BIG BOX</b>	21,500-42,275 SF	Former Safeway
<b>SUITE 4</b>	1,000 SF	Former smoothie bar with a built-in bar including a sink and floor drains (no hood or grease trap)
<b>SUITE 6</b>	1,000 SF	Former retail store
<b>SUITE 9</b>	1,403 SF	Former pet store
<b>SUITE 10</b>	1,500 SF	Former cupcakery
<b>SUITE 18</b>	2,702 SF	Former urgent care—turnkey medical office

*\*Contact Broker for Pricing*

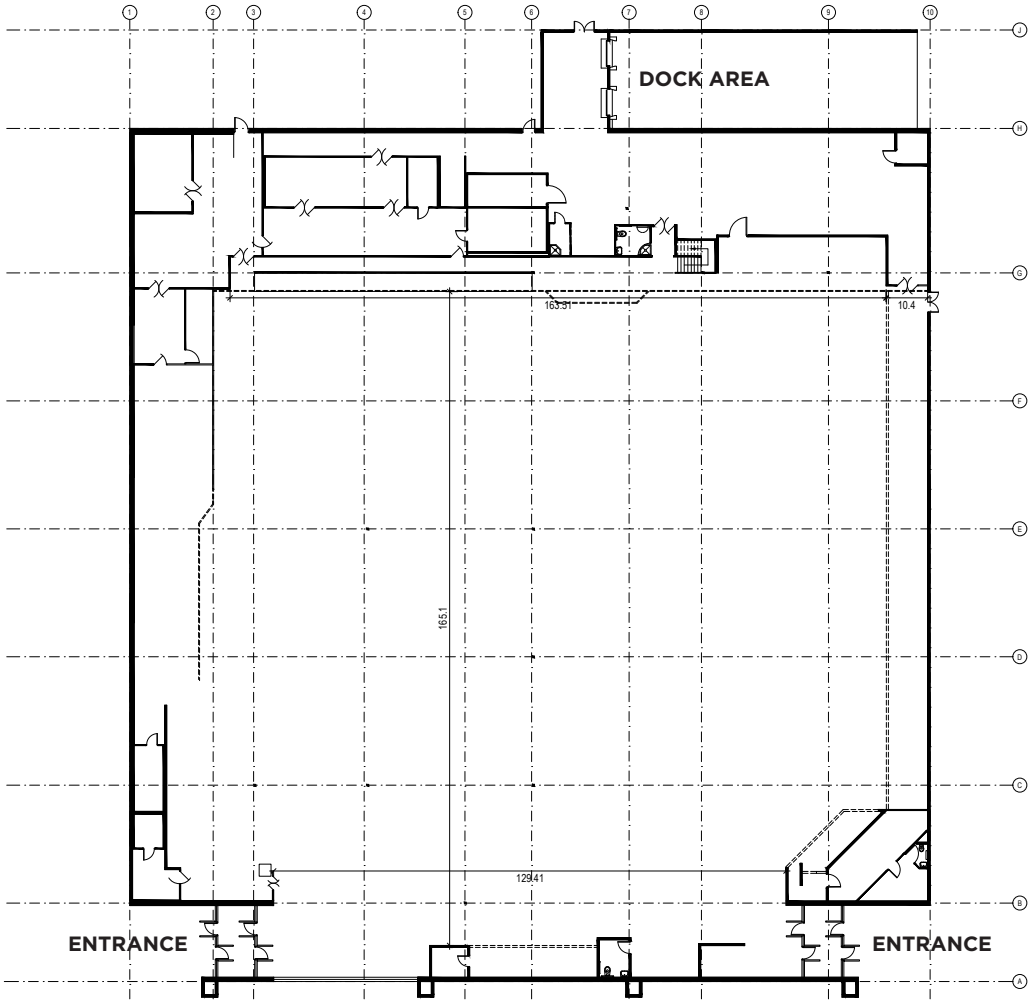


# FORT COLLINS MARKETPLACE

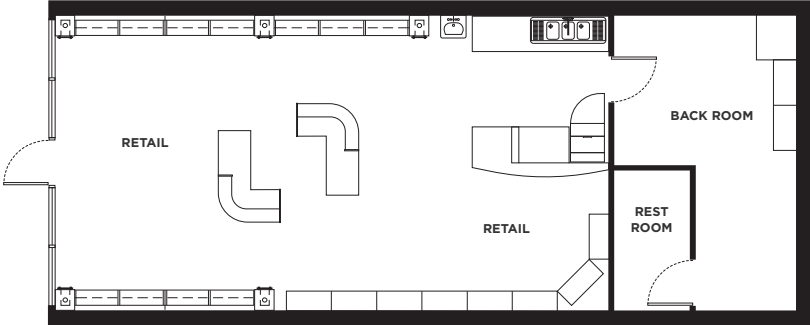
3645-3663 S. COLLEGE AVENUE, FORT COLLINS, CO 80525

## AVAILABILITIES

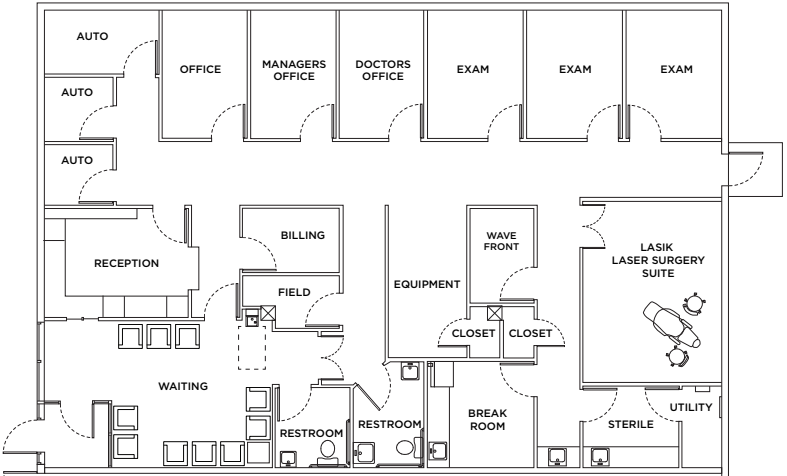
### BIG BOX SPACE | 21,500-42,275 SF



### SUITE 4 | 1,000 SF



### SUITE 18 | 2,702 SF



# PLEASE CONTACT:

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### DEMOGRAPHICS COSTAR 2025

	1 MILE	3 MILE	5 MILE
2024 Population (Pop.)	14,852	110,006	177,581
2029 Pop. Projection	15,843	116,117	187,943
2024 Households (HH)	6,723	44,235	71,954
2029 HH Projection	7,188	46,928	76,491
2024 Avg. HH Income	\$89,403	\$100,105	\$99,904

