

# 7620 S COLLEGE AVENUE

FORT COLLINS, CO 80525



Prime Retail Space Available / For Lease



Fort Collins

S. College Ave.

Loveland



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## OVERVIEW

Prime Retail Space Available / For Lease

### PROPERTY OVERVIEW

AVAILABLE SF	6,250 SF
BUILDING SIZE	15,400 SF
ZONING	COMMERCIAL
YOC/YOR	1995/2015
LEASE RATE	\$16.00/SF NNN   NNN: \$4.52/SF



### PROPERTY HIGHLIGHTS



Monument Signage



Overhead Door



College Avenue Frontage



Ample Parking



High Traffic Count



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## LOCATION MAP

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Demographics			
	2 Miles	5 Miles	10 Miles
2024 Population	17,212	123,257	345,385
2029 Pop. Projection	18,334	130,014	370,903
Avg. HH Income	\$121,505	\$113,626	\$107,506

For additional information, please contact:

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