

COMMERCIAL PAD SITE OPPORTUNITY

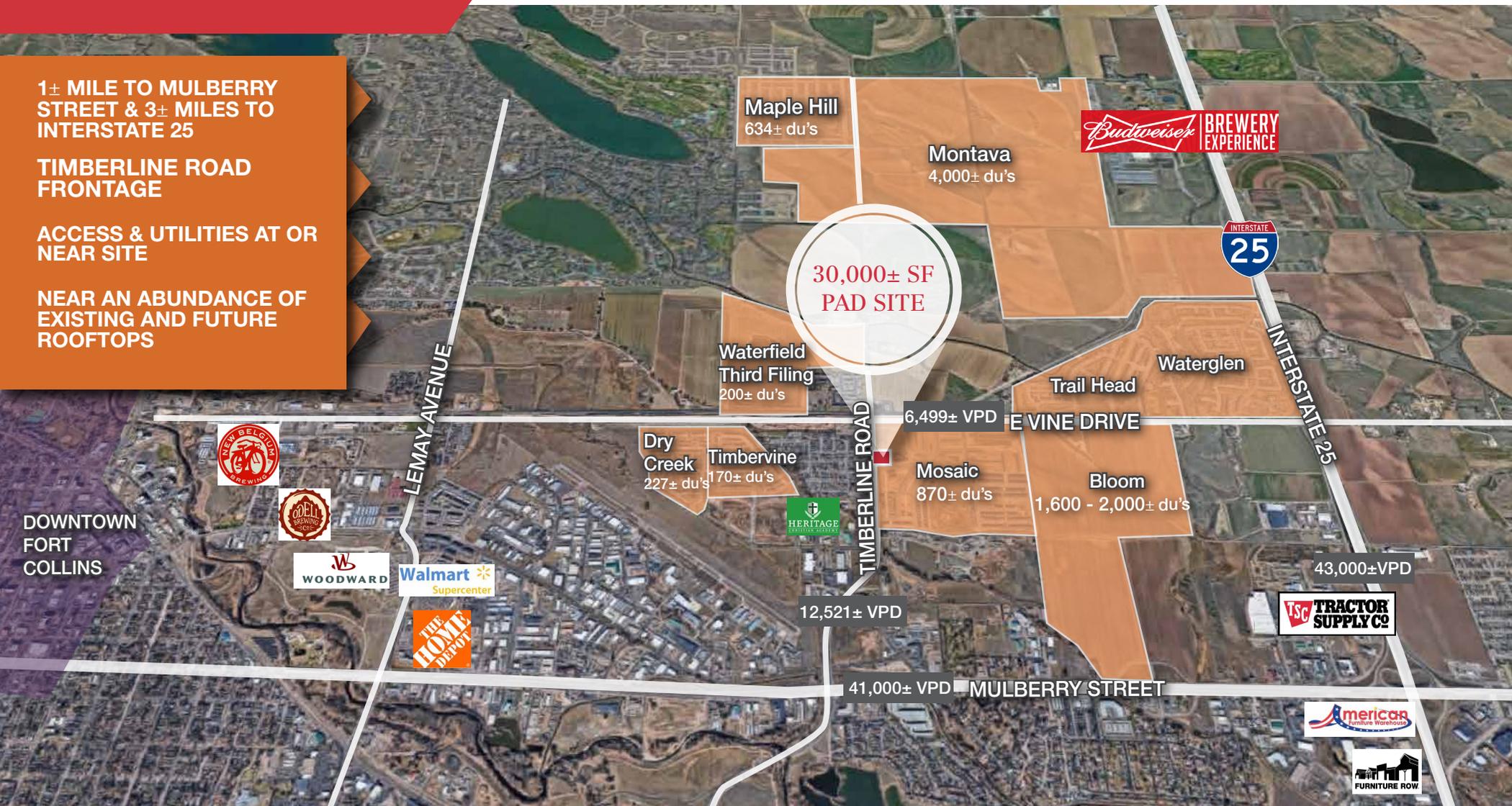
MOSAIC | PAD SITE FOR SALE OR GROUND LEASE NEC OF TIMBERLINE ROAD AND SYKES DRIVE, FORT COLLINS, CO

1± MILE TO MULBERRY STREET & 3± MILES TO INTERSTATE 25

TIMBERLINE ROAD FRONTAGE

ACCESS & UTILITIES AT OR NEAR SITE

NEAR AN ABUNDANCE OF EXISTING AND FUTURE ROOFTOPS



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EXECUTIVE SUMMARY

THE SITE:

Commercial pad site available at the northeast corner of Timberline Road and Sykes Drive, at the entry to the Mosaic mixed-use development and adjacent to a future neighborhood pool. The site is just minutes north of East Mulberry Street (Highway 14) and just east of Interstate 25. The site is identified as the neighborhood center within the Overall Development Plan for the Mosaic development and can accommodate a building of approximately 4,000 - 6,000 sq. ft. with a potential mix of medical, commercial, retail or small restaurant businesses. It is surrounded by an abundance of existing rooftops as well as several large mixed-use developments that are in the planning stages. The site is available for sale or ground lease.

MARKET OVERVIEW & AREA INFORMATION:

- **POPULATION:** Fort Collins is the largest city in Northern Colorado with a population of approximately 176,000.
- **EDUCATION:** Colorado State University (“CSU”) Enrollment exceeds 27,000 students with approximately 9,100 faculty and staff members and is one of the largest employers in Fort Collins.
- **MAJOR EMPLOYERS:** HP, Intel, Broadcom, Comcast, UCHealth, Colorado State University, Woodward, Banner Health Colorado, Otter Box, City of Fort Collins, Larimer County, and more.

PROPERTY HIGHLIGHTS

- Minutes to East Mulberry Street (Highway 14) and Interstate 25.
- Near an abundance of existing, under construction and planned rooftops.
- Access and utilities will be delivered at or near the site.
- Parking lot, sidewalk and landscaping will be delivered with site. Parking lot will be shared with neighborhood pool.
- Timberline Road frontage.

LAND AREA	30,000± SF
PRICING	See Page 3
CURRENT ZONING	LMN (Low Density Mixed-Use Neighborhood District)
PARCEL NUMBER	8708170002
COUNTY	Larimer

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PROPERTY DETAILS

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County: Larimer
Parcel #: 8708170002
Pad Site Size: 30,000± SF

PRICING:

- For Sale: \$400,000; or
- Ground Lease: \$40,000/yr NNN

MUNICIPAL FEES:

City of Fort Collins Development & Permit Fees: [click here](#)
East Larimer County Water District (ELCO) Fees: [click here](#)
Boxelder Sanitation District Fees: [click here](#)

UTILITY PROVIDERS:

Water - East Larimer County Water District
Sewer - Boxelder Sanitation
Electric - City of Fort Collins
Gas - Xcel Energy

ENTITLEMENTS:

- Annexed and zoned within the City of Fort Collins
- LMN (Low Density Mixed-Use Neighborhood District). Zoning Code: [click here](#)

The following are examples of uses permitted in the L-M-N District, subject to administrative review:

- Child care centers.
- Places of worship or assembly with a building footprint which does not exceed a total of twenty-five thousand (25,000) square feet.
- Neighborhood centers consisting of at least two (2) of the following uses: mixed-use dwelling units; retail stores; convenience retail stores; personal and business service shops; small animal veterinary facilities; offices, financial services and clinics; community facilities; neighborhood support/recreation facilities; schools; child care centers; limited indoor recreation establishments; open-air farmers markets; and places of worship or assembly, dog day care, music studio, micro brewery/distillery/winery.
- Adult day/respite care centers.

The following are examples of uses permitted in the L-M-N District, Subject to Planning and Zoning Board review:

- Neighborhood centers consisting of one (1) or more of the following uses: standard and fast food restaurants (without drive-in or drive-through facilities); artisan and photography studios and galleries; or convenience retail stores with fuel sales that are at least three-quarters ($\frac{3}{4}$) mile from any other such use and from any gasoline station; grocery store, health and membership club, provided that such use or uses are combined with at least one (1) other use listed in subparagraph (B)(2)(c)3 above.
- Offices, financial services, clinics and artisan and photography studios and galleries which are not part of a neighborhood center.
- Long-term care facilities.
- Public and private schools for elementary, intermediate and high school education, and for vocational and technical training.

Please note that other uses may be permitted administratively or by Planning and Zoning Board review and some of the uses listed are categorized as "secondary uses". Please see the Fort Collins Land Use Code for a complete list of these uses and other important zoning standards.

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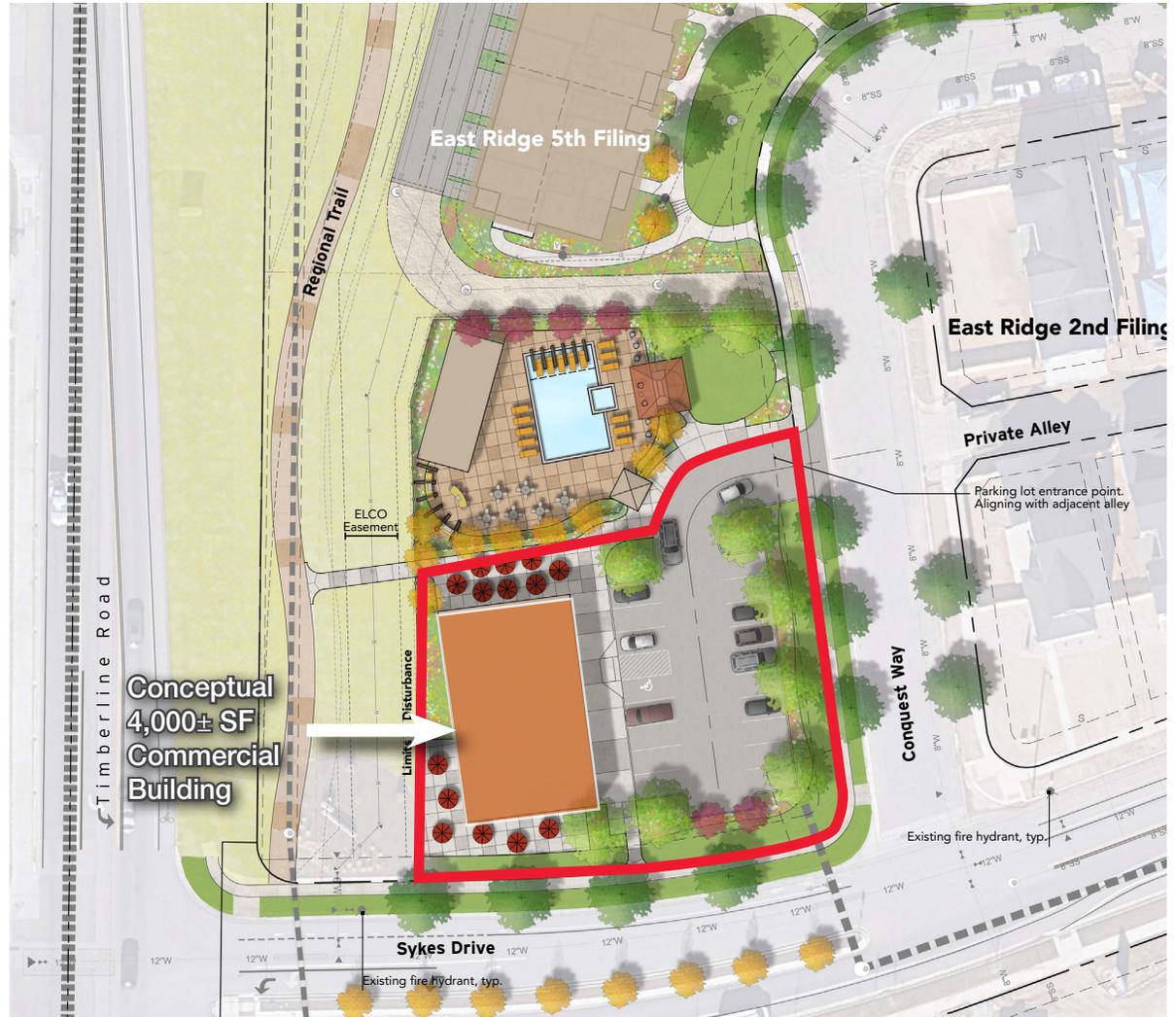
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CONCEPTUAL PLAN

Approximately 30,000 sq. ft. Commercial Pad Site.

The parking lot will include 18 stalls with 2 accessible stalls.

The overall design is to create a vibrant neighborhood center that will have successful businesses. Adjacent to the north will be an additional pool amenity for the neighborhood.



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MARKET DATA:

Fort Collins, with a population of approximately 176,000, is known nationally for its high quality life. A major economic driver for the city, Colorado State University has over 27,000 students and approximately 9,100 employees. Colorado State University is a significant employer and contributes greatly to the vibrancy of the local economy by providing jobs, and an educated, well compensated, workforce. Additionally, Fort Collins is known as a hub for innovation, research, and entrepreneurship, with key industries such as: Bioscience, Clean Energy, Hardware & Software Technology, Creative Industries, Water Resources and many more.

NOTABLE FORT COLLINS EMPLOYERS:

Advanced Energy Industries	OtterBox
Anheuser Busch	Poudre School District
Banner Health Colorado	Tolmar
Broadcom Ltd.	Thompson School District
City of Fort Collins	Qualfon
Colorado State University	UCHealth
Front Range Community College	Woodward, Inc.
Hewlett Packard	
Intel	
Larimer County	

Source: BizWest 2023 Book of Lists

DEMOGRAPHICS AND AREA INFORMATION

	1-MILE	3-MILES	5-MILES
2024 Est. Population	5,633	46,407	125,496
2029 Projected Population	6,204	47,633	129,626
2024 Est. Avg. HH Income	\$101,421	\$112,992	\$106,821
Median Age	33.3	34.7	31.7

Source: Site To Business - July 2024



Population of approximately 951,000±
(30 mile radius from I-25 and US 34)

FORT COLLINS ACCOLADES

Fort Collins is consistently being recognized on “top and best of” lists.

- Ranked No.11, The best U.S. cities to live in 2022: MarketWatch - Aug 2022
- Ranked No. 5, Best Housing Markets for Growth and Stability in 2021: SmartAsset - March 2022 ([click here to view article](#))
- 2nd Best Cities for Small Business Owners: ValuePenguin - March 2021
- Ranked No. #1, ‘The best places to live in America in 2020’, MarketWatch. Oct 2020
- Ranked No. 4 Best Housing Markets for Growth and Stability in 2019: SmartAsset - Jul 2019 ([click here to view article](#))
- 5th Top Best Performing Cities: Milken Institute - Jan 2018

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