



FLEX / RETAIL OPPORTUNITY

# 3501-3509 S MASON ST

**Fort Collins, Colorado**

Flex/retail opportunity on Midtown's S College Avenue corridor.

**\$4,650,000 (\$188/SF) | 24,750 SF | 1.38 Acres**

# Property Overview

3501-3509 S Mason Street is a **24,750-square-foot flex/retail property on 1.38 acres** in Midtown Fort Collins, positioned just off S College Avenue between W Drake Road and W Horsetooth Road. Built in 1972 and 1977 and well maintained since, the property comprises two buildings divided into seven tenant spaces — each with its own electric and gas meters — served by ten 12-foot roll-up garage doors, 14 restrooms, and 66 dedicated parking stalls.

The configuration works for a wide range of users: service retail, showroom, light-industrial, and hybrid office/warehouse operators all fit the bay layout. Separate metering also positions a future owner for a **condo conversion** — an exit strategy few Midtown assets can offer.



## SPECIFICATIONS

|                                                                                                                          |                                                                                                                             |                                                                                                                   |                                                                                                                      |                                                                                                                      |                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| <br><b>24,750</b> SF<br>BUILDING SIZE | <br><b>1972 &amp; 1977</b><br>YEAR BUILT | <br><b>1.38</b> AC<br>LOT SIZE | <br><b>Commercial</b><br>ZONING | <br><b>66</b> Stalls<br>PARKING | <br><b>\$4.65M</b> (\$188/SF)<br>SALE PRICE |
|--------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|

# Executive Summary

This rare 24,750-square-foot flex/retail asset presents a unique opportunity to own a high-quality, well-maintained property in the heart of Midtown Fort Collins. Situated on 1.38 acres just off South College Avenue, the property offers exceptional access, visibility, and long-term upside in one of Northern Colorado's most sought-after commercial markets — a corridor where flex product of this scale rarely trades.

**Seven tenant spaces, each with individual electric and gas meters, give the next owner built-in flexibility — including future condo conversion potential.** The site is thoughtfully configured to accommodate a wide range of tenants: ten 12-foot roll-up garage doors serve the bays, 14 bathrooms are distributed across the two buildings, and 66 reserved parking stalls support retail, service, and light-industrial users alike. That depth of infrastructure lets ownership lease to the strongest demand in any cycle rather than depending on a single tenant profile.

Recent capital work has already been done. The roof and HVAC systems were both replaced in 2020 by the previous owners, the exterior was repainted in 2024, and a new fire wall was added at 3511 in 2026, leaving a low-maintenance profile with the major systems addressed. With strong fundamentals, a durable multi-tenant configuration, and built-in future flexibility, 3501–3509 S Mason Street offers a compelling acquisition in a premier Fort Collins location.



## RECENT CAPITAL IMPROVEMENTS

Roof replaced in 2020 (prior ownership)

HVAC replaced in 2020 (prior ownership)

Full exterior repaint completed in 2024

Parking lot resurfaced in 2026

New fire wall added at 3511 in 2026

# 7

TENANT SPACES

# 10

ROLL-UP DOORS

# 14

RESTROOMS

# 66

PARKING STALLS

# Investment Highlights

The case for 3501–3509 S Mason Street is location and infrastructure working together. The property sits just off S College Avenue/HWY 287 — Fort Collins' primary commercial spine — 4.5 miles from Interstate 25 and 60 miles from Denver, giving tenants regional reach without leaving Midtown. On site, individually metered spaces, recent capital improvements, and a deep parking field keep operating friction low for owner and tenant alike.

## HIGHLIGHTS

- ✓ Commercial space on 1.38 acres in Midtown Fort Collins
- ✓ Just off S College Ave/HWY 287; 4.5 miles to Interstate 25 and 60 miles to Denver, CO
- ✓ Individual electric and gas meters for each of the seven tenant spaces
- ✓ Roof and HVAC replaced in 2020, exterior paint in 2024, new fire walls at 3511 in 2026

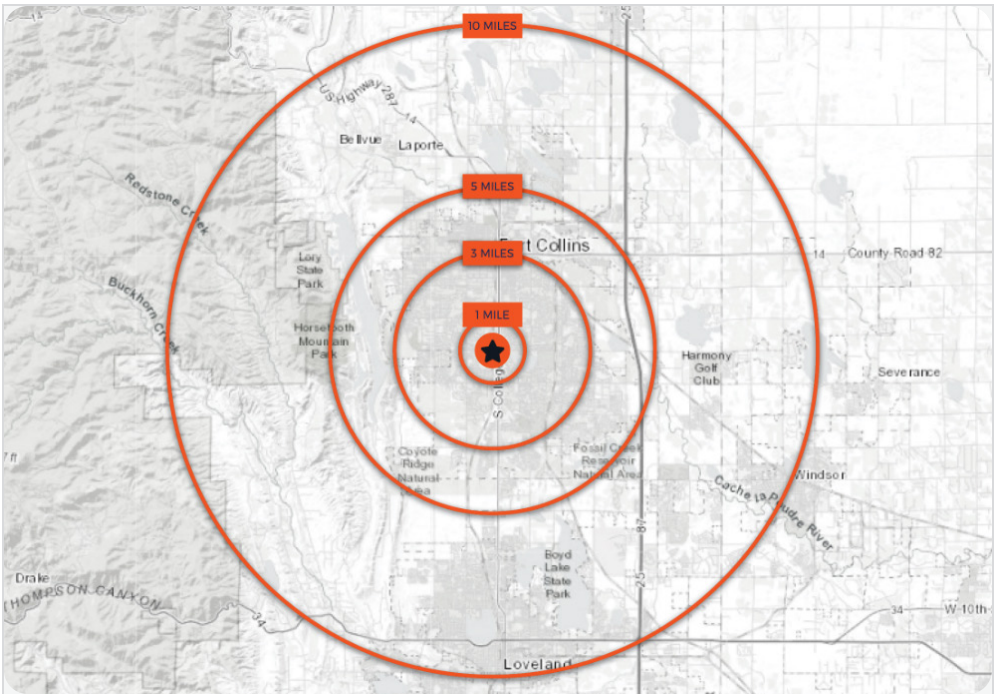
## PROPERTY FEATURES

- ✓ Building 3509 is fully sprinklered
- ✓ Fire walls at 3511 (2026)
- ✓ Signage on McClelland Dr
- ✓ 66 parking spots, resurfaced in 2026
- ✓ Mature landscaping with irrigation
- ✓ Trash and recycling enclosures on site
- ✓ 14 restrooms on site



# Demographics

Midtown sits near the population center of Fort Collins, and the trade area around 3501–3509 S Mason Street reflects it: 13,599 residents live within one mile of the property, 108,584 within three, and 293,967 within ten — 122,906 households in all at the ten-mile ring. Incomes are strong and climb with each ring, from a \$81,512 median household income at one mile to \$100,939 at ten. Educational attainment is among the best in Northern Colorado, with 54.6% to 59.4% of adults holding a bachelor's degree or higher, and mean commutes stay between 20 and 24 minutes. For the property's seven tenant spaces, that translates to a deep, well-paid customer base within a short drive.



DEMOGRAPHIC RINGS · 1, 3, 5 & 10-MILE RADII FROM 3501-3509 S MASON STREET



## POPULATION & HOUSEHOLD INCOME

|          | POPULATION | MEDIAN HH INCOME |
|----------|------------|------------------|
| 1 MILE   | 13,599     | \$81,512         |
| 3 MILES  | 108,584    | \$89,255         |
| 5 MILES  | 173,364    | \$93,668         |
| 10 MILES | 293,967    | \$100,939        |



## HOUSEHOLDS & EDUCATION

|          | HOUSEHOLDS | BACHELOR'S+ |
|----------|------------|-------------|
| 1 MILE   | 6,672      | 54.6%       |
| 3 MILES  | 45,691     | 59.4%       |
| 5 MILES  | 73,367     | 59.3%       |
| 10 MILES | 122,906    | 55.4%       |

U.S. Census Bureau, American Community Survey 5-year 2020–2024, block-group geography; radii measured from 3501–3509 S Mason Street, Fort Collins, CO. Mean commute 22.5 / 20.1 / 21.3 / 23.7 minutes at 1 / 3 / 5 / 10 miles.

1.38 ACRES · TWO BUILDINGS

# SITE PLAN

The 1.38-acre site holds two buildings—**3501** and **3509 S Mason**—organized around shared drive aisles and a 66-stall dedicated parking field. Signage frontage runs along both S Mason Street and McClelland Drive, giving the property two-street identity within the block. The plan at right keys each element to its location on the parcel.

## PLAN LEGEND

-  Ten 12-foot roll-up garage doors serving the tenant bays
-  66-stall dedicated parking field on shared drive aisles
-  On-site trash and recycling enclosures
-  Signage frontage on S Mason Street and McClelland Drive



3501-3509 S Mason St, Fort Collins, CO — 1.38-acre parcel site plan.

# Location Map

## CORRIDOR VOLUMES

|                                                         |            |
|---------------------------------------------------------|------------|
| S College Ave / HWY 287<br>(Drake – Horsetooth segment) | 41,106 VPD |
| S College Ave / HWY 287 (near<br>W Horsetooth Rd)       | 37,860 VPD |
| McClelland Dr                                           | 4,436 VPD  |
| S Mason St                                              | 2,466 VPD  |

**3501-3509  
MASON**  
FORT COLLINS, CO

**Walmart**  
Supercentre

**TJ-maxx**  
**target**

**REI**  
www.rei.com  
**OLD NAVY**  
**BARNES & NOBLE**

**YAMPA**  
SANDWICH CO.

**Olive Garden**  
ITALIAN KITCHEN

**Saijo** **FLUENTCRAFTERS** **chico's FASH**  
**rack** **X**

**7 ELEVEN**

**Loaf & Jug**

**lounge**  
**THIBACHIS**

**KING**  
Snooperz

**arc**  
THRIFT STORES  
**DOLLAR TREE**

**FIRST WATCH**

**CAFE**  
MEXICANO

S College Ave

~37,860 VPD

**Walgreens**

**MIHON THAI**  
The food is a little bit  
**Star Of India** **LA CROISSANT**

**SKECHERS** **ROSS**  
DRESS FOR LESS  
**CAVA** **ULTA**  
BEAUTY

**Panera** **Wendy's**

**Starbucks**

**Margaritas**

**SUNSHINE**  
**KOREAN BBQ**

**MERLE NORMAN**  
COSMETICS

**HOBBY LOBBY**

**THE HOME**  
DEPOT

**Bad Daddy's** **SMOK** **AGAVE**  
UNDERGROUND  
**HOT TOPIC** **Buckle** **H&M**  
**DICK'S** **ATHLETA** **birdcall**  
**LONGHORN** **TORCHY'S TACOS**  
STEAKHOUSE **Brown's SHOE FIT CO.**  
**K** **FOOTHILLS**

**THE SQUARE** **GRAND**  
GMA BOUTIQUE AND CLOTHING  
**GILDED GOAT**  
BOUTIQUE COMPANY

3501–3509 S Mason Street sits one turn off S College Avenue/HWY 287, in the middle of Fort Collins' densest retail corridor, with the Foothills shopping district immediately northeast and Interstate 25 4.5 miles away. Grocery, dining, fitness, and daily-needs retail surround the property — the co-tenancy that keeps a multi-tenant flex/retail asset leased.



EXCLUSIVE LISTING BROKER

# CONTACT



**LUKE MCFETRIDGE**

LEVEL REAL ESTATE

EMAIL [luke@level-re.com](mailto:luke@level-re.com)

DIRECT (970) 692-1310

WEB [level-re.com](http://level-re.com)

For additional information, property tours, or offer instructions, please contact the exclusive listing broker.

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