

742

North College Avenue

ADJACENT TO OLD TOWN

Free-standing retail or restaurant opportunity located on North College Avenue in Fort Collins, adjacent to downtown and the new kayak park portion of the Poudre River. This property was formerly home to First Cash Pawn, presents an open interior with perimeter parking and a loading area in the rear. Tremendous building and monument signage.

**7,135 SF FREESTANDING
RETAIL BUILDING**

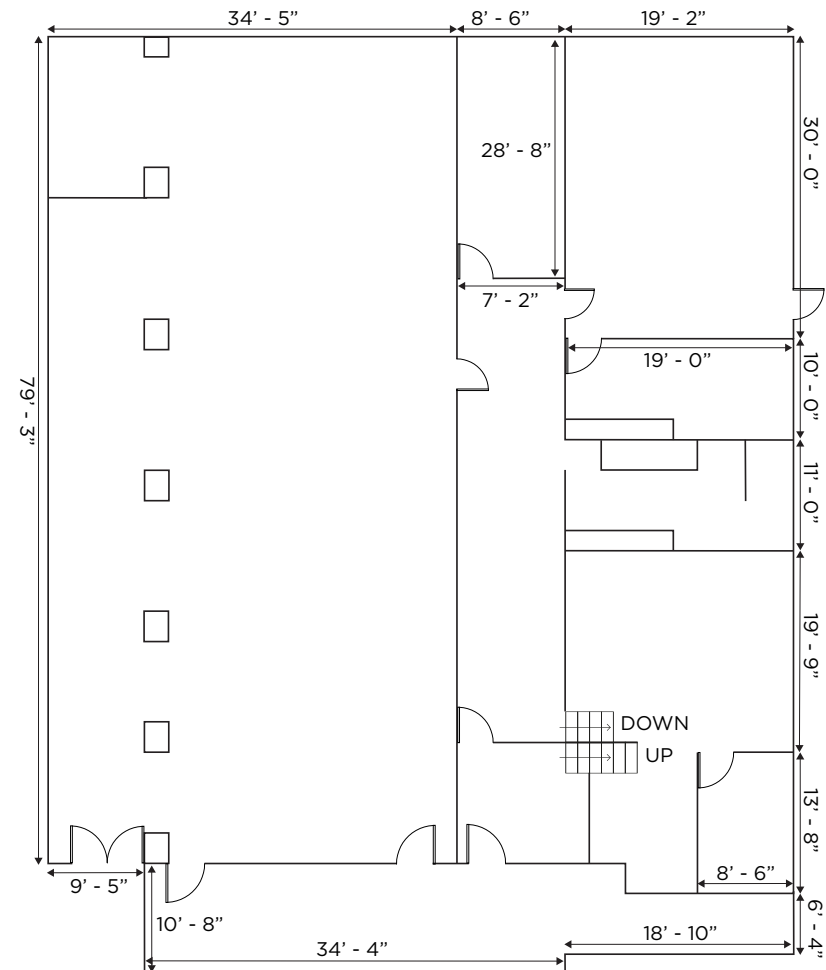


Property Highlights

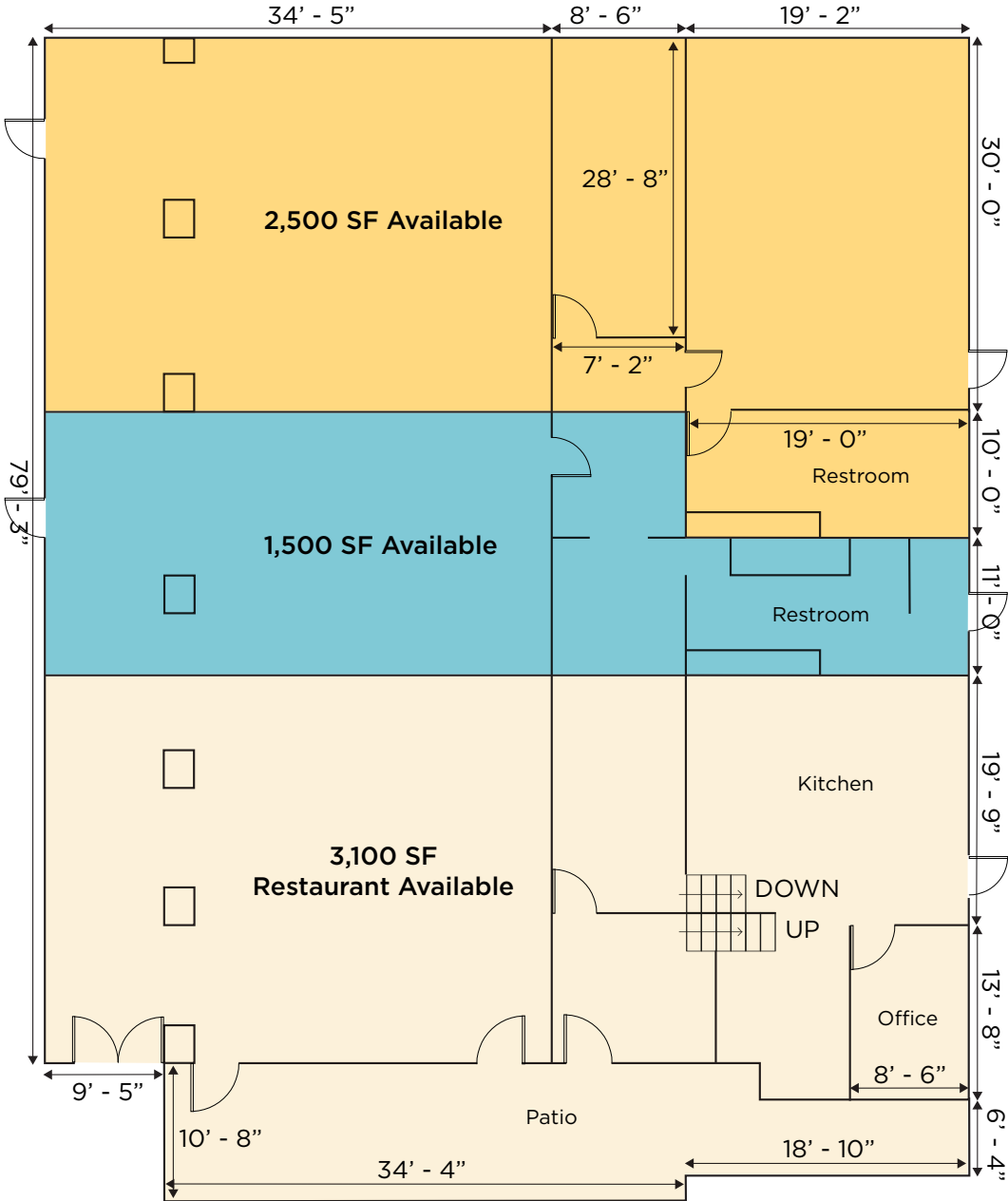
- Adjacent to planned 66-unit townhome development
- Building Size: 7,135 SF
- Available Size: 2,400 - 7,135 SF
- Lot Size: 0.46 acres
- Zoning: C-S Service Commercial

- Signage: Building & Monument
- Frontage: 135' along N College
- Taxes \$4.18/SF | Insurance \$0.93/SF
- RTUs replaced in 2023 | Roof replaced in 2020
- Parking Ratio: 2.71 : 1,000 SF

BUILDING SALE PRICE: \$1,100,000 (\$154/SF) | CONDO SALE PRICE: \$380/SF | LEASE RATE: Negotiable



Conceptual Demising Plan



**SUBJECT
PROPERTY**

29,149 VPD

COLLEGE AVE. (US 287)

SUNIGA ROAD

JEROME STREET

PARCEL NUMBER: 9701316002
ZONING: CS

PARCEL NUMBER: 9701316001
ZONING: CS

PARCEL NUMBER: 9701300025
ZONING: CS

SUNIGA ROAD

CAJETA ST

PASCAL ST

LAKE CANAL

BUILDING 1 (APLEX)

BUILDING 2 (APLEX)

BUILDING 3 (APLEX)

BUILDING 4 (APLEX)

BUILDING 5 (APLEX)

BUILDING 6 (APLEX)

BUILDING 7 (APLEX)

BUILDING 8 (APLEX)

BUILDING 9 (APLEX)

BUILDING 10 (APLEX)

BUILDING 11 (APLEX)

BUILDING 12 (APLEX)

BUILDING 13 (APLEX)

BUILDING 14 (APLEX)

BUILDING 15 (APLEX)

BUILDING 16 (APLEX)

BUILDING 17 (APLEX)

BUILDING 18 (APLEX)

BUILDING 19 (APLEX)

BUILDING 20 (APLEX)

BUILDING 21 (APLEX)

BUILDING 22 (APLEX)

BUILDING 23 (APLEX)

BUILDING 24 (APLEX)

BUILDING 25 (APLEX)

BUILDING 26 (APLEX)

BUILDING 27 (APLEX)

BUILDING 28 (APLEX)

BUILDING 29 (APLEX)

BUILDING 30 (APLEX)

BUILDING 31 (APLEX)

BUILDING 32 (APLEX)

BUILDING 33 (APLEX)

BUILDING 34 (APLEX)

BUILDING 35 (APLEX)

BUILDING 36 (APLEX)

BUILDING 37 (APLEX)

BUILDING 38 (APLEX)

BUILDING 39 (APLEX)

BUILDING 40 (APLEX)

BUILDING 41 (APLEX)

BUILDING 42 (APLEX)

BUILDING 43 (APLEX)

BUILDING 44 (APLEX)

BUILDING 45 (APLEX)

BUILDING 46 (APLEX)

BUILDING 47 (APLEX)

BUILDING 48 (APLEX)

BUILDING 49 (APLEX)

BUILDING 50 (APLEX)

BUILDING 51 (APLEX)

BUILDING 52 (APLEX)

BUILDING 53 (APLEX)

BUILDING 54 (APLEX)

BUILDING 55 (APLEX)

BUILDING 56 (APLEX)

BUILDING 57 (APLEX)

BUILDING 58 (APLEX)

BUILDING 59 (APLEX)

BUILDING 60 (APLEX)



Jerome Street Station

**Jerome Street Station features
66 individual townhomes.**

Source: blacktimberbuilders.com

Strategic Location Advantages

Downtown adjacency



High pedestrian and visitor traffic High-traffic arterial frontage



Primary Regional Transportation Corridor

Recreation/lifestyle anchor



Next to Poudre River Whitewater Park

Revitalization upside



Active redevelopment and urban renewal efforts

Growing residential density



Immediate built-in customer base



Total Population
173,039



Total Households (HH)
70,593



Median HH Income
\$83,336



Median Age
32.9



742

North College Avenue

Contact

Jason Ells, CCIM
Senior Director
+1 970 231 7513
jason.ells@cushwake.com

Cole Herk, CCIM
Senior Director
+1 970 690 6005
cole.herk@cushwake.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. PD-54041-V23

cushmanwakefield.com