

# 3307 SOUTH COLLEGE AVENUE

UNIT 112 | FORT COLLINS, CO 80525

CRYSTAL GARDENS SHOPPING CENTER  
RETAIL SPACE AVAILABLE FOR LEASE



CUSHMAN &  
WAKEFIELD



# UNIT 112

## TURN-KEY SALON SPACE AVAILABLE FOR LEASE | 2,364 SF

Lease Rate: \$14.00/SF NNN | NNN's \$8.40/SF

Unit 112 is a salon-ready retail space located in the well-established Crystal Gardens Shopping Center. Positioned on College Avenue across from the Shops at Foothills Mall and adjacent to the pedestrian underpass, this location offers excellent visibility, heavy foot traffic, and convenient access. The property is also serviced by the Max Bus Transit line, providing direct connection between midtown and downtown Fort Collins.



Building Size:  
46,953 SF



Signage:  
Monument and building



Parking:  
170 Spaces



Zoning:  
Commercial



Open space for cutting stations  
& water hookups for sinks



6 private treatment rooms



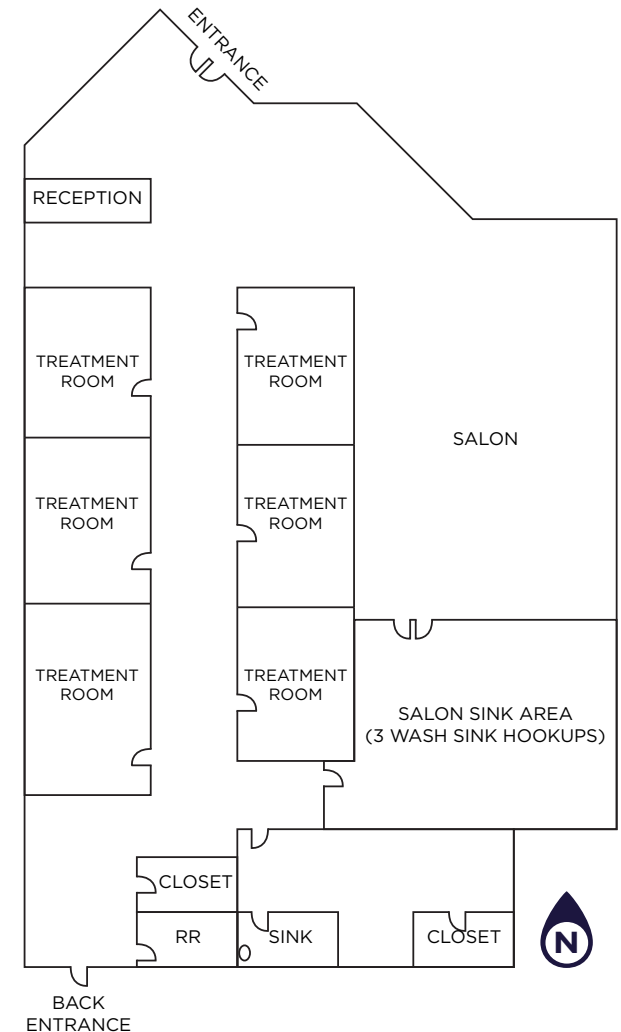
Reception area, private restroom,  
kitchen/break room, and storage space



Modern finishes and accent lighting



Ideal location next to Young's Café



# PHOTOS | UNIT 112





DEMOGRAPHICS		CoStar, 2025
	1 Mile	3 Miles
2024 Population	15,136	117,644
2024 Daytime Employees	12,252	66,667
2024 Households (HH)	6,751	47,749
2024 Avg. HH Income	\$89,052	\$95,757
Proj. Pop. Growth '24-'29	1.3%	1.1%
Proj. HH Growth '24-'29	1.4%	1.3%

TRAFFIC COUNTS		CoStar 2025
Intersection		VPD
S College Ave. & Frontage Rd S		42,798
S College Ave & E Foothills Pkwy S		43,530
S College Ave & E Monroe Dr N		41,106



For more information, please contact:

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