

AVAILABLE FOR SALE

**5924** S. COLLEGE AVE.  
FORT COLLINS, CO 80525

**7,616 SF | PRICE: \$1.95M**

**MOVE-IN-READY**



## PROPERTY OVERVIEW

Positioned along the high-visibility South College Avenue corridor, the property benefits from strong traffic counts and steady exposure within one of Fort Collins' most active commercial areas. The surrounding trade area includes a dense mix of national retailers, service providers, and daily-needs businesses, reinforcing long-term viability and consistent customer draw.

The building includes seven overhead doors that support efficient loading, circulation, and operational flexibility across a wide range of retail, service, and light-industrial uses. Interior improvements—originally designed for automotive operations—provide a functional foundation for users seeking practical utility, durability, and adaptable workspace configurations.

<b>Available SF:</b>	7,616 SF
<b>Lot Size:</b>	0.61 Acres
<b>Price:</b>	\$1,950,000
<b>Available Parking:</b>	24 Parking Space
<b>Service Doors:</b>	7 Overhead Doors/Service Bays
<b>Zoning:</b>	Zoned General Commercial District intended for retail, office and personal and business services and meets the need for auto-related uses.



# // PROPERTY FEATURES

- **Prime Frontage:** Large storefront windows provide excellent visibility to steady daily traffic.
- **Capital Upgrades Completed:** More than \$300,000 invested, featuring a new roof and significant improvements throughout the building.
- **Seven Total Service Bays:** Includes 4 south-facing and 3 north-facing overhead doors, ideal for high-volume operations.
- **Open Floor Plan:** A spacious, adaptable interior supports easy customization for a wide range of business types, including showroom or retail uses as well as service-oriented operations such as plumbing, electrical, HVAC, IT, and other trades.
- **Ample Parking:** On-site parking accommodates customers and staff, supporting consistent vehicle traffic and convenience.
- **Strong Surrounding Retail:** Positioned within an established commercial area. This property blends storefront visibility with functional loading capabilities, making it a standout option for retailers.

# // BUILDING PHOTOS



// 5924 S. COLLEGE AVE.  
Fort Collins, CO 80525

# // GALLERY



Lobby & Reception



Service Bays



Service Bays



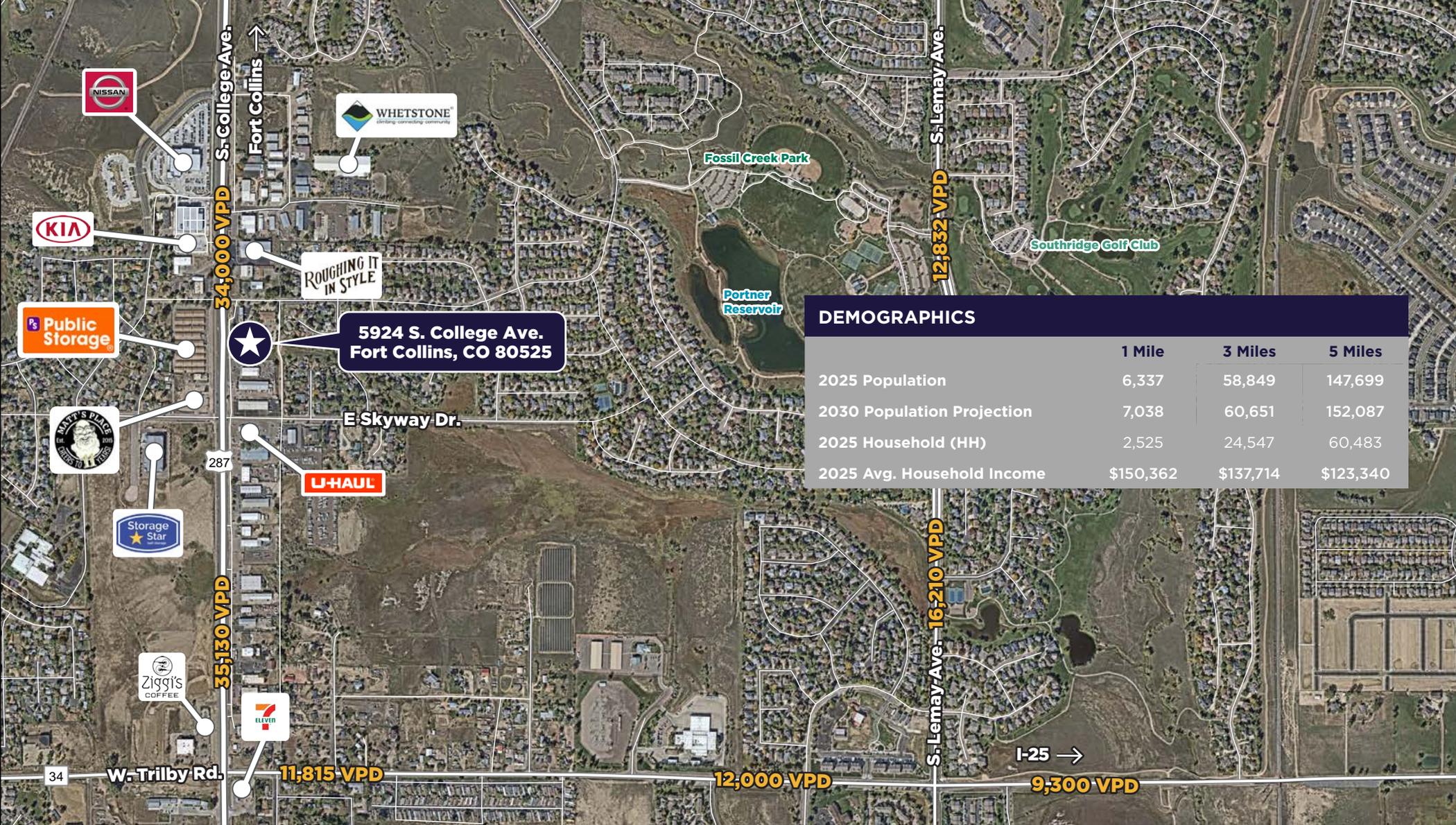
Lobby & Reception



Lobby & Reception



Lobby & Reception



**5924 S. College Ave.  
Fort Collins, CO 80525**

DEMOGRAPHICS			
	1 Mile	3 Miles	5 Miles
2025 Population	6,337	58,849	147,699
2030 Population Projection	7,038	60,651	152,087
2025 Household (HH)	2,525	24,547	60,483
2025 Avg. Household Income	\$150,362	\$137,714	\$123,340

## CONTACT INFO

**Cole VanMeveren**  
Senior Director  
Direct: +1 970 219 3802  
cole.vanmeveren@cushwake.com

772 Whalers Way, Suite 200  
Fort Collins, CO 80525  
+1 970 776 3900  
**cushmanwakefield.com**

