



## 7,135 SF FREESTANDING RETAIL BUILDING

Sale Price: \$1,400,000 (\$196/SF) | Lease Rate: \$15.00/SF NNN

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.

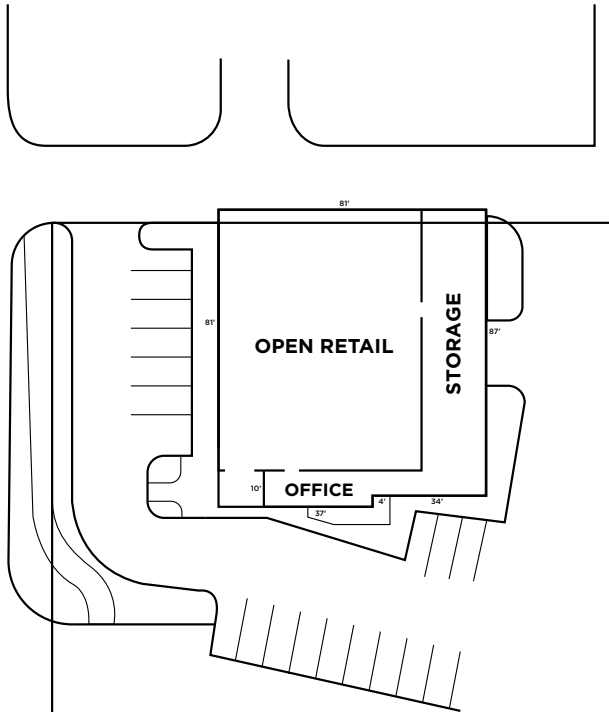
### PROPERTY HIGHLIGHTS

- Building Size: 7,135 SF
- Lot Size: 0.46 acres
- Zoning: [C-S Service Commercial](#)
- Parking Ratio: 2.71 : 1,000 SF
- Frontage: 135' along N College
- Taxes \$4.18/SF | Insurance \$0.93/SF
- RTUs replaced in 2023

# COLLEGE AVENUE RETAIL BUILDING

## SITE PLAN

NORTH COLLEGE AVENUE



AVAILABLE FOR SALE OR LEASE

# 742 N. COLLEGE AVENUE

FORT COLLINS, COLORADO 80524



## FORT COLLINS

### ABOUT FORT COLLINS

Fort Collins, one of the healthiest cities in the U.S., boasts award winning schools, beautiful outdoor facilities, and a flourishing arts scene. Additionally, residents can visit any of the unique breweries, shops and restaurants located in the area.

The Fort Collins economy has a mix of manufacturing and service-related businesses. Many high-tech companies have relocated to Fort Collins because of the resources of Colorado State University and its research facilities.

Fort Collins is also home to many small businesses and entrepreneurial ventures. The Larimer Small Business Development Center helps small businesses in the area get started and become profitable while the Northern Colorado Economic Alliance attracts business while stimulating relevant economic opportunity and job growth for the region.

Other factors that attribute to the entrepreneurial climate of Fort Collins are Colorado State University's College of Business and its Institute for Entrepreneurship Center and the Rocky Mountain Innosphere, helping new clean energy, technology, and scientific startup companies get started.

### MAJOR EMPLOYERS

- Advanced Energy Industries, Inc.
- Anheuser Busch
- Banner Health
- Colorado State University
- Columbine Health Systems
- Hewlett-Packard Enterprise
- Kaiser Permanente
- Platte River Power Authority
- University of Colorado Health
- Water Pik
- Woodward
- Xcel Energy Co.

### DEMOGRAPHIC HIGHLIGHTS

- As of 2022, the region's population increased by 6.5% since 2017, growing by 22,269. Population is expected to increase by 3.2% between 2022 and 2027, adding 11,905.
- From 2017 to 2022, jobs increased by 8.0% in Fort Collins, CO from 182,817 to 197,530. This change outpaced the national growth rate of 3.8% by 4.2%. As the number of jobs increased, the labor force participation rate increased from 66.2% to 68.4% between 2017 and 2022.

Source: EMSI, 2023



2023 Total Population (5 Miles)

**142,577**



2023 Total Households (5 Miles)

**58,534**



2023 Average Household Income (5 Miles)

**\$88,581**

Source: CoStar, 2024

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### DEMOGRAPHICS

Source: CoStar, 2024

	1 Mile	3 Miles	5 Miles
2023 Population	9,108	73,320	142,577
2023 Households	4,051	29,753	58,534
Avg. Household Income	\$75,461	\$79,936	\$88,581
Daytime Population	16,002	46,879	76,944

### TRAFFIC COUNTS

Source: CDOT, 2023

	VPD
College Avenue/Highway 287	28,804



For more information, please contact:

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