

COLLEGE AVE & TRILBY ROAD

COMMERCIAL PAD SITES FOR SALE

SALE PRICE: \$13.00-\$15.00/SF

Fort Collins, CO 80525

College & Trilby
Multifamily Community
(265 Units Proposed)

S College Ave

W Trilby Rd

1.45 Acres

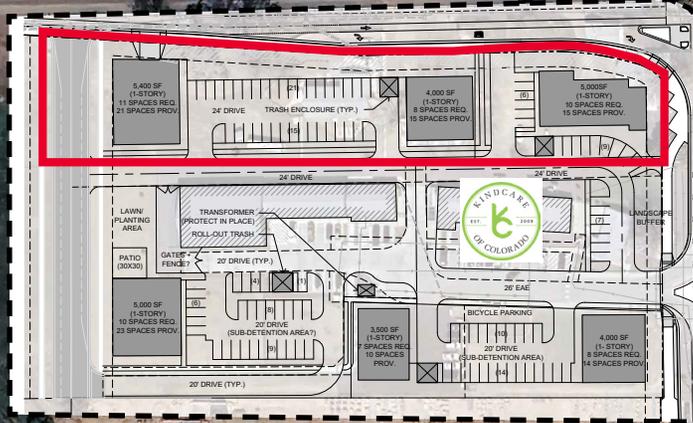
1.29 Acres

CUSHMAN &
WAKEFIELD

TheGroup
REAL ESTATE

COLLEGE AVE & TRILBY ROAD

College & Trilby
Multifamily Community
(265 Units Proposed)



34,382 VPD



S College Ave



W Trilby Rd

14,774 VPD



**VIEW ENLARGED CONCEPT
SITE PLAN**

**VIEW COLLEGE & TRILBY PROPOSED
RESIDENTIAL PLAN**

PROPERTY HIGHLIGHTS

- Opportunity for many users subject to administrative review
- Access from College & Trilby
- Great exposure with high traffic counts
- Planned intersection expansion
- Surrounded by substantial residential development
- Kind Care Dispensary attracts 400 clients per day

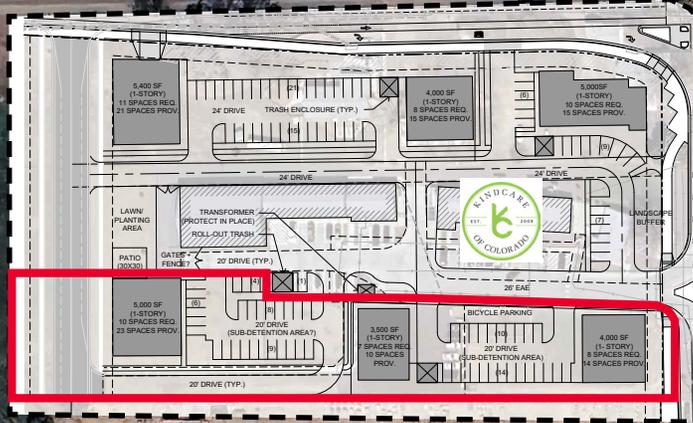
PROPERTY DETAILS

- Address:** 125 West Trilby Road & 6605 South College Avenue Fort Collins, CO 80525
- Available SF:** Land: 1.45 AC (63,164 SF)
- Zoning:** CL - Limited Commercial
- Proposed Use:** Gas/Convenience Store, Fast Food, Carwash, Automotive/Tire
- Price:** \$947,460 (\$15.00/SF)

***Existing structures to be demolished**

COLLEGE AVE & TRILBY ROAD

College & Trilby
Multifamily Community
(265 Units Proposed)



34,382 VPD



S College Ave



W Trilby Rd

14,774 VPD



VIEW ENLARGED CONCEPT SITE PLAN

VIEW COLLEGE & TRILBY PROPOSED RESIDENTIAL PLAN

PROPERTY HIGHLIGHTS

-  Opportunity for many users subject to administrative review
-  Access from College & Trilby
-  Great exposure with high traffic counts
-  Planned intersection expansion
-  Surrounded by substantial residential development
-  Kind Care Dispensary attracts 400 clients per day

PROPERTY DETAILS

- Address:** 6629 & 6641 S College Avenue
Fort Collins, CO 80525
- Available SF:** Land: 1.29 AC (54,945 SF)
- Zoning:** CL - Limited Commercial
- Proposed Use:** Gas/Convenience Store
Fast Food
Carwash
Automotive/Tire
- Price:** \$714,285 (\$13.00/SF)

COLLEGE AVE & TRILBY ROAD

ABOUT FORT COLLINS, CO

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.

Source: choosecolorado.com

DEMOGRAPHIC HIGHLIGHTS

	2 Mile	5 Mile	10 Mile
2024 Population	20,434	139,178	342,763
2029 Pop. Projection	21,584	145,793	364,854
2024 Households (HH)	8,224	57,241	137,471
2029 Households (HH)	8,712	60,147	146,546
Avg. HH Income	\$128,201	\$111,252	\$106,878



6629 & 6641
S College

125 Trilby &
6605 S College



College & Trilby
Multifamily Community
(265 Units Proposed)



CONTACTS

AKI PALMER
Executive Managing Director
+1 970 267 7727
aki.palmer@cushwake.com

COLE VANMEVEREN
Senior Director
+1 970 219 3802
cole.vanmeveren@cushwake.com

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



JOHN HANRAHAN
Broker Associate/Partner
+1 970 222 7372
jhanrahan@thegroupinc.com

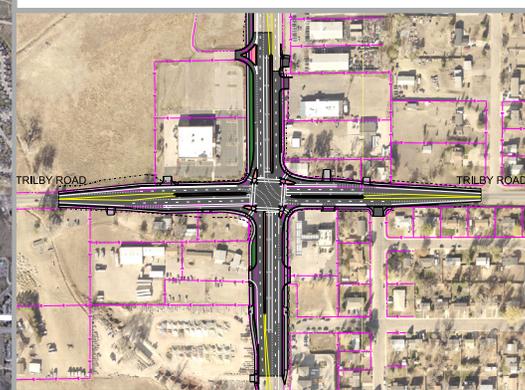
2803 E. Harmony Road
Fort Collins, CO 80538
+1 970 229 0070
thegroupinc.com



©2025 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.



College and Trilby Intersection Improvements



This project will reconstruct the intersection of U.S. 287/ College Avenue and Trilby Road in south Fort Collins.

After construction, the intersection will feature dual left turn lanes for College Avenue to Trilby Road, right turn lanes for each direction of travel, and a widened Trilby Road approach to College Avenue.

The reconstructed intersection will improve safety for current and future traffic levels and growth continues in the region and will create a safer intersection for all users.

Source: <https://www.fcgov.com/>