

# RETAIL/WAREHOUSE SPACE FOR LEASE

6314 S. College Avenue, Fort Collins, CO



**\$10.00-\$12.00/SF NNN**  
**(CG) General Commercial Zoning**

**9,768 Total SF Building**  
**3,050 - 9,768 RSF (Divisible)**



# 6314 S. College Avenue, Fort Collins, CO

9,768 SF Total | Divisible into 2 or 3 Units

LC Real Estate Group is pleased to present the opportunity to lease all or part of 6314 S. College Avenue, a 9,768 SF open retail/industrial building with Commercial General zoning in South Fort Collins, Colorado.

- **Location Overview:** The Retail/Warehouse property is conveniently located on South College Avenue/US Highway 287 approximately 6.6 miles southwest of Interstate 25 and East Harmony Road and a quick 8 minutes from Loveland
- **Property Overview:** Steel frame, metal siding and roof building with four 10'x12' overhead doors
- **Property Layout:** The property features a flexible open floorplan with front showroom/retail area, two private restrooms, rear office or storage room, six man doors, and approximately 6,000 square feet of open warehouse space with concrete floors
- **Zoning:** CG - General Commercial zoning
- **Commercial Services & Retail Uses - Allowed Uses:** Animal daycare facility, microbrewery/distillery with tap room, offices, personal services, retail sales, vet clinic, auto repair/service/parts, electrical or plumbing contractor shop, print shop, equipment rental/repairs, thrift store/antique market or many others.
- **Location Amenities:**
  - Strategically located in South Fort Collins, just minutes from Harmony Corridor and North Loveland
  - Close proximity to several shopping centers and many restaurants
  - Easy access to I-25 via Carpenter Road (CO Hwy 392) - 10 minutes away
  - Intersection upgrades at S. College Ave., & Trilby Road underway to improve traffic flow and increase future development

## TRAFFIC COUNT

3Q 2024

S. College Avenue / US Highway 287

35,130 VPD

E. Trilby Road east of S. College Ave.

11,815 VPD



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Potential for split plan up to 3 spaces

**UNIT A: +/- 4,000 RSF**

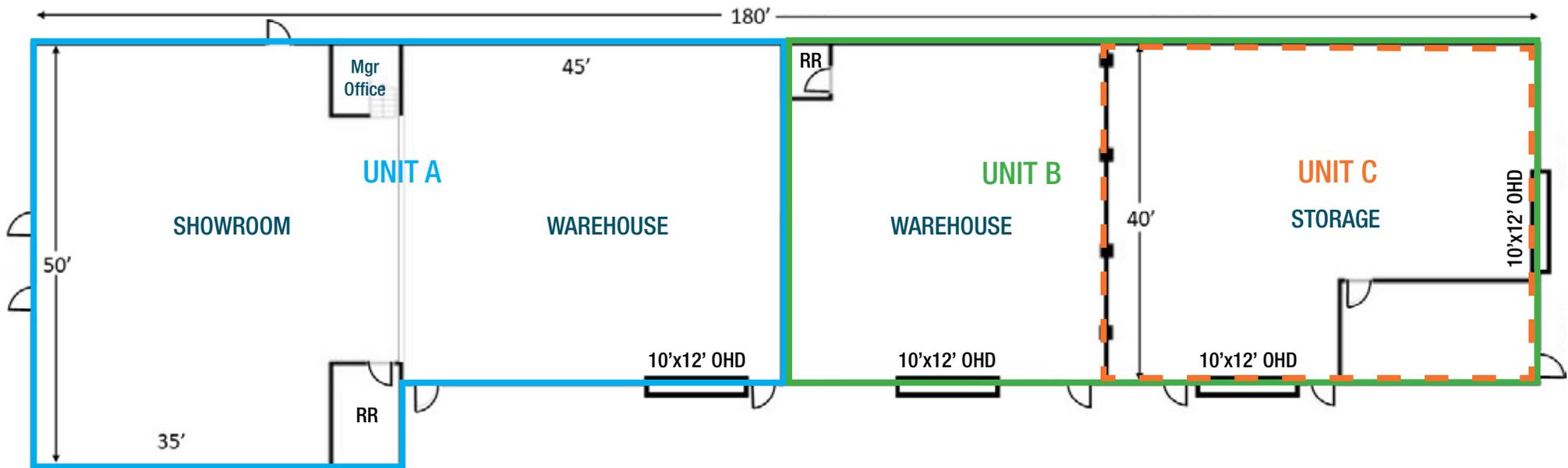
- Showroom and warehouse space with one 10'x12' OHD
- New lighting, manager's office and restroom
- Full HVAC in showroom, OH heater in warehouse

**UNIT B: +/- 3,000 RSF**

- Warehouse space with man door and three 10'x12' OHDs
- One restroom to be finished
- Small office in back
- Two OH heaters (No AC)

**UNIT C: +/- 2,000 RSF**

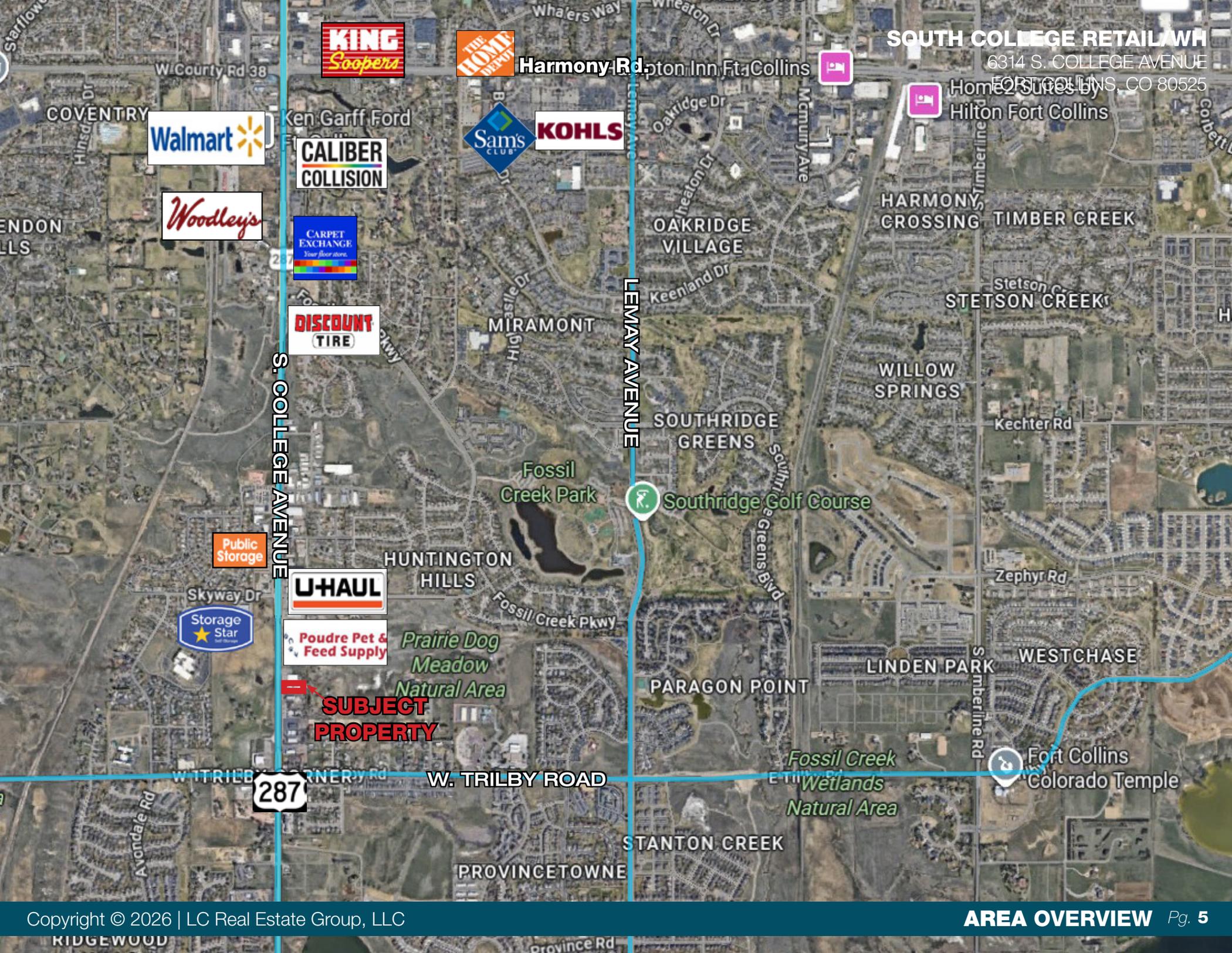
- Storage space with office and two 10'x12' OHDs
- Restroom may be possible



# SOUTH COLLEGE INDUSTRIAL

6314 S. COLLEGE AVENUE  
FORT COLLINS, CO 80525





**SOUTH COLLEGE RETAIL WH**

6314 S. COLLEGE AVENUE

FORT COLLINS, CO 80525

Home2 Suites by Hilton Fort Collins

HARMONY, CROSSING TIMBER CREEK

STETSON CREEK

WILLOW SPRINGS

SOUTHRIDGE GREENS

LEMAY AVENUE

S. COLLEGE AVENUE

287

W. TRILBY ROAD

**SUBJECT PROPERTY**

Walmart

CALIBER COLLISION

Woodley's

CARPET EXCHANGE

DISCOUNT TIRE

Sam's CLUB

KOHL'S

U-HAUL

Poudre Pet & Feed Supply

Prairie Dog Meadow Natural Area

Southridge Golf Course

LINDEN PARK

WESTCHASE

PARAGON POINT

Fossil Creek Wetlands Natural Area

Fort Collins Colorado Temple

STANTON CREEK

PROVINCETOWNE



## SOUTH COLLEGE RETAIL/WH

6314 S. COLLEGE AVENUE  
FORT COLLINS, CO 80525

### PROPERTY OVERVIEW

|                      |  |
|----------------------|--|
| Property Address     | 6314 S. College Avenue, Fort Collins, Colorado 80525 |
| Finished SF          | 9,768 SF   |
| Retail/Showroom SF   | 3,050 SF   |
| Warehouse SF         | 6,718 SF   |
| Year of Construction | 1968   |
| Heating System       | Forced Air   |
| Cooling System       | Swamp Cooling  |
| Roof                 | Metal  |

### PROPERTY TAXES

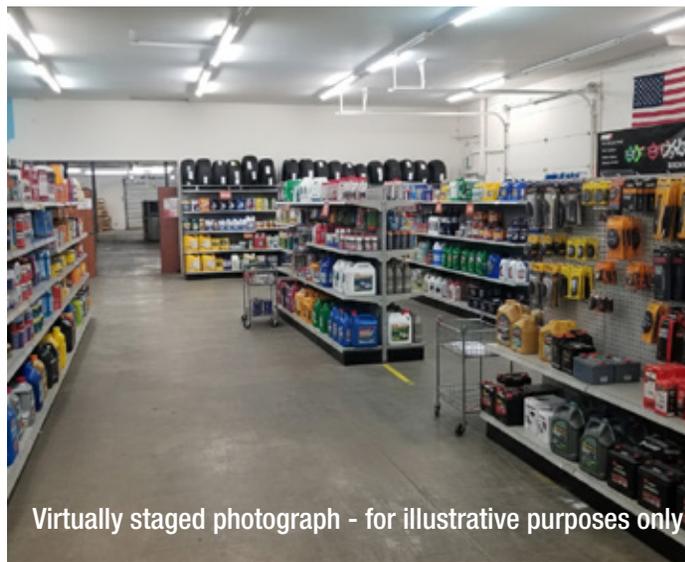
|                                  |                           |
|----------------------------------|---------------------------|
| County                           | Larimer                   |
| Legal                            | LOT 9, KEL MAR STRIP, FTC |
| Parcel   Account Number          | 9612305009   0229334      |
| Mill Levy                        | 94.544                    |
| Assessed Value   Assessment Rate | \$350,946.00   27.0%      |
| Current Year Tax Estimate        | \$33,179.85 (2025)        |

### ZONING OVERVIEW

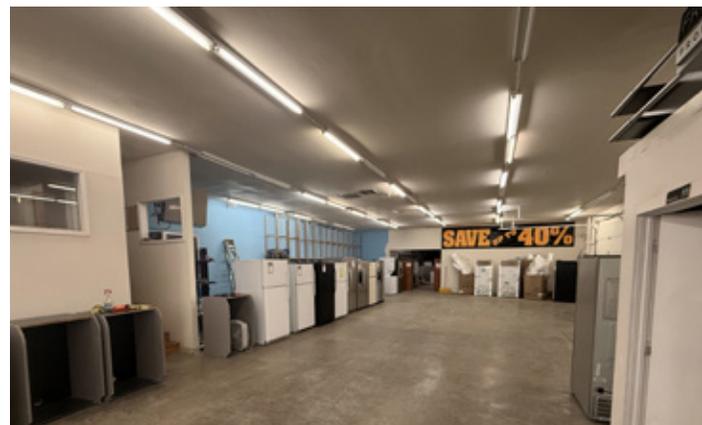
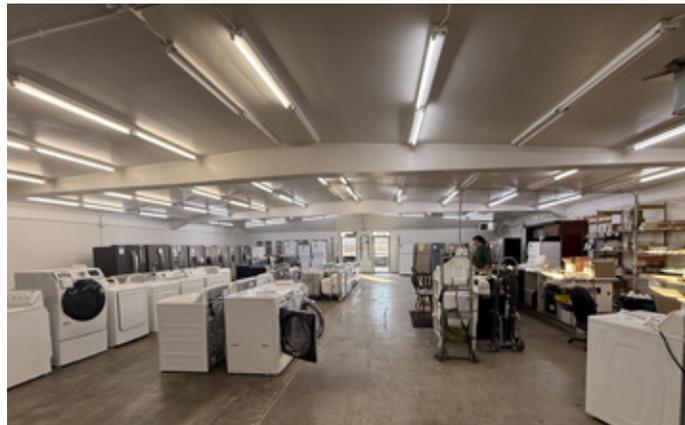
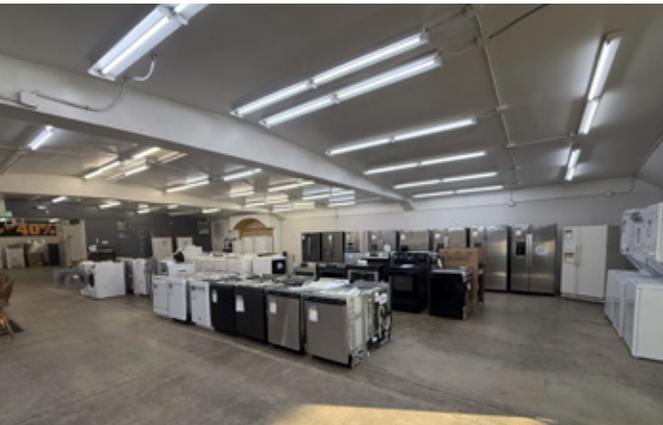
|   |  |
|---|--|
| <b>Zoning</b>                           | click text for link <a href="#">General Commercial (CG)</a> (City of Fort Collins)   |
| Commercial Uses (Administrative Review) | General retail, Restaurants, Professional office, Automotive repair shop, Plumbing, electrical repair/parts, Micro-brewery, Distillery, Print shop, Equipment rental/repairs |



Virtually staged photograph - for illustrative purposes only



Virtually staged photograph - for illustrative purposes only





Monument sign with digital message board



# SOUTH COLLEGE RETAIL / WAREHOUSE

## Fort Collins, Colorado

Exclusively Marketed For Sale By:



**LCRealEstateGroup.com**

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### ***Information Disclosure***

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