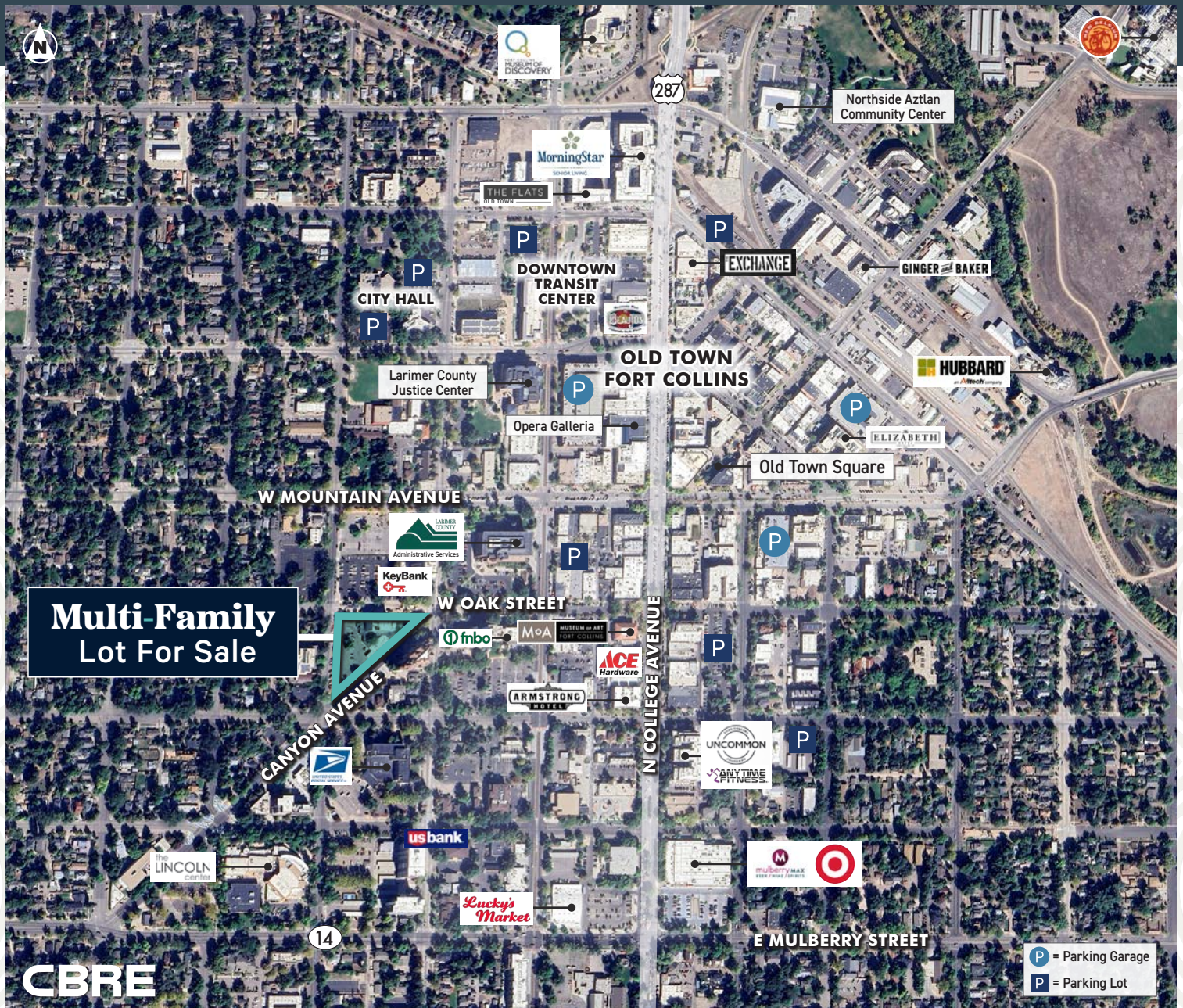




Infill Development Site For Sale Downtown Fort Collins

315 West Oak Street & 211 Canyon Avenue



Property Details

Enjoy the convenience of being just steps away from an array of restaurants, shops, and local businesses, making this vibrant corner lot an excellent choice for your next multi-family development project. Located in the heart of Downtown and just blocks away from Old Town Square, this location offers prime access to the best of Fort Collins.



Lot Size

- 55,640 SF or 1.277 AC

Price

- \$5,950,000

Zoning

- D - Downtown District

Height Restriction

- Up to 9 stories possible



The **Old Town** area is filled with independent, locally-owned shops and boutiques that create a fun and personalized shopping experience. Downtown Fort Collins is also home to numerous craft breweries and more than 100 local restaurants, offering a diverse range of cuisines. Additionally, with its own Creative District that fosters artistic and economic activity, Downtown Fort Collins is a vibrant place to explore.

- downtownfortcollins.com

LOCATION HIGHLIGHTS

- Located at the corner of West Oak Street and Canyon Avenue
- Within walking distance to the best of Fort Collins dining and shopping
- 2.5 blocks from Old Town Square
- 4 blocks from Colorado State University Campus (CSU)





Location Overview

Fort Collins

This corner lot is centrally located in Fort Collins, Colorado between Old Town and Colorado State University. Over the years, Fort Collins has earned a national reputation as a world-class community and is frequently listed as one of the best places to live, run a business, retire, innovate and more. Fort Collins has an impressive mix of large, medium, and small-size employers along with grassroots startups and forward-thinking entrepreneurs.

Enterprise Zone - The property is located in an Enterprise Zone.

To learn more please visit: [Enterprise Zone Investment Tax Credit | Colorado Office of Economic Development and International Trade](#)

VIEW OF COLORADO STATE UNIVERSITY CAMPUS - FORT COLLINS, COLORADO



CSU ACCOMPLISHMENTS

- Named #1 Four-year College in Colorado - *Schools.com 2025*
 - Top 7% Student Life in America - *Niche 2025*
 - Top College for Affordability - *Scholarships 360 2025*
 - Top 11% College Campus in America - *Niche 2025*
- colostate.edu

Colorado State University (CSU) is just four blocks away from this prime corner multi-family lot. The presence of CSU contributes to the city's economy and community vibrancy. It is the state's only land-grant institution and has been serving Colorado since 1870. CSU frequently places Fort Collins among the best university towns and is one of the nation's top public Tier 1 Research universities. CSU's success is driven by ambition combined with its unparalleled location in one of the fastest-growing and most vibrant areas in the country.

Convenient Location - Walking Distance to CSU Campus

Aerial Overview



AREA DEMOGRAPHICS

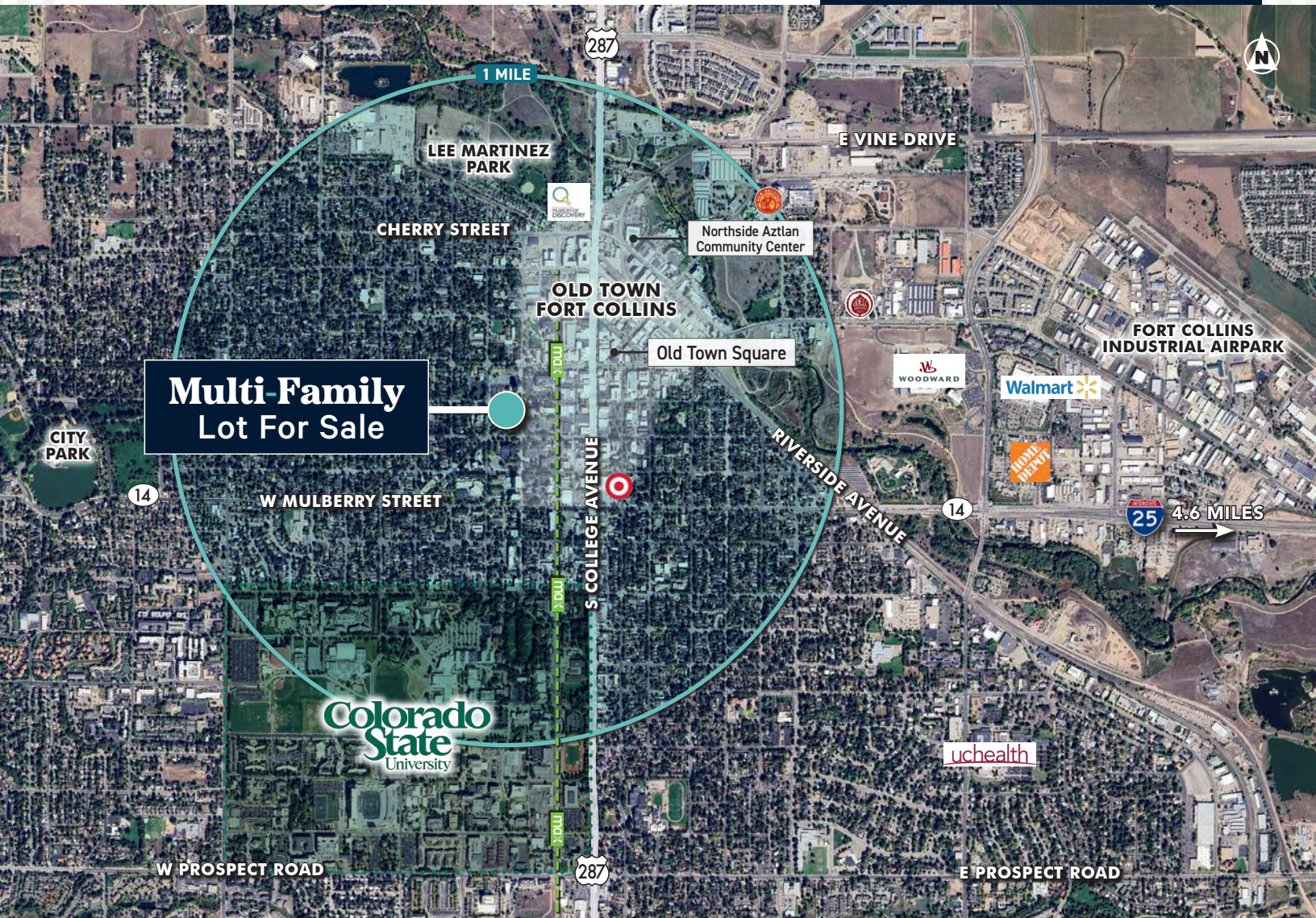
	1 MILE	3 MILES	5 MILES
Current Population	16,326	92,936	159,525
Estimated Households	6,094	37,793	65,408
Average Household Income	\$96,568	\$94,467	\$108,579
Area Employees	28,269	66,382	94,334

- ESRI 2025

DRIVE TIMES FROM LOCATION

I-25 Interchange	10 Minutes	4.6 Miles
Downtown Loveland	27 Minutes	14.7 Miles
Denver International Airport	61 Minutes	66.1 Miles

- Google Maps 2025



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www.cbre.com/colorado

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