

**PRIME LOCATION GROCER ANCHORED RETAIL**  
MID-TOWN FORT COLLINS, COLORADO

CSU STADIUM



COLORADO STATE UNIVERSITY



Hilton

WILBUR'S  
TOTAL BEVERAGE  
WINE & SPIRITS

WHOLE  
FOODS  
MARKET

petco



OfficeMax

FUTURE MULTIFAMILY  
DEVELOPMENT  
200+ UNITS

Bank of America



COLLEGE AVE

**CSU Shops**  
**@College**

2427-2451 S COLLEGE AVENUE



**KING**  
*Soopers*

**DELIVERING SPRING 2026!**

**CBRE**



# Project Highlights



**New King Soopers** is now open immediately adjacent to the south side of the property



**Future multi-family development** immediately adjacent to the north side of the property 224 apartment units



**Bank of America** is projected to break ground mid-2026



**Colorado State University** is located approximately 1 mile away with an undergraduate enrollment of 24,433 students



**PATIO SEATING**



**NEW LIGHTING**



**NEW PARKING LOT**



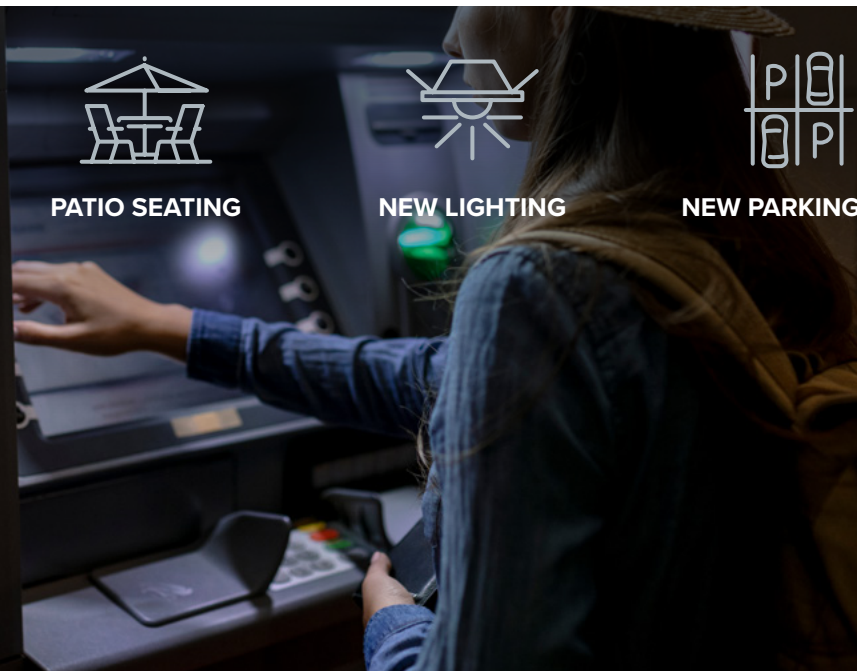
**NEW ROOF**



**UPDATED FACADE**



**PARKING RATIO**  
**3.67/1,000 SF**  
**(110 SPACES)**



# Site Plan

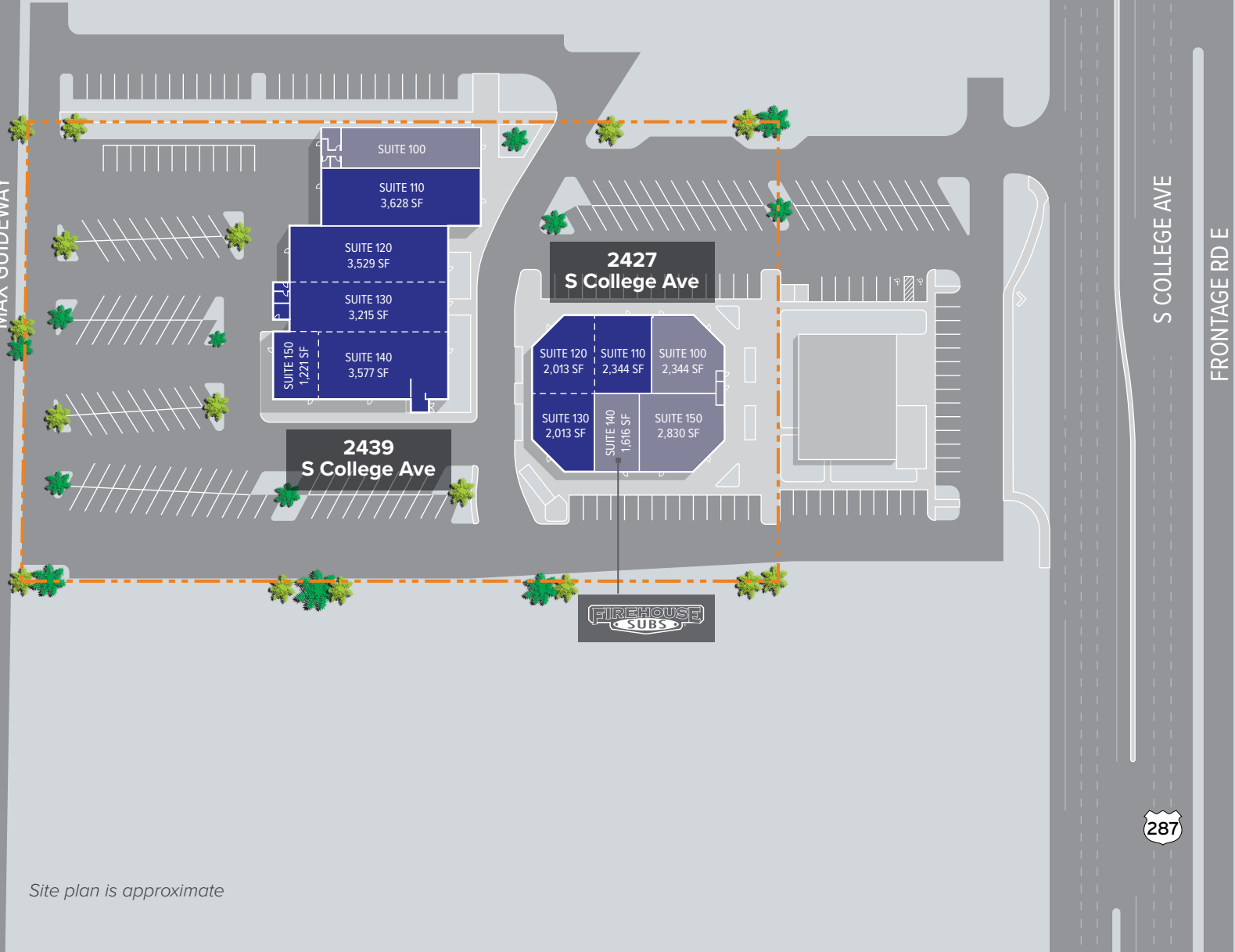
LEASE RATE  
**\$35-\$40/SF**

RETAIL CONDO PRICING  
**\$535-\$585/SF**

2026 NNN ESTIMATE  
**\$9.77/SF**

BAY RD

MAX GUIDEWAY



# Fort Collins, Colorado

Nestled at the base of the Rocky Mountains, Fort Collins offers exciting recreational opportunities and is home to many outdoor attractions such as Horsetooth Reservoir and Lory State Park. There are many cultural offerings including museums and galleries. Throughout the year, live music and entertainment as well as great local dining, can be found throughout the historic downtown area. Fort Collins offers the convenience of a small town with all the amenities of a larger city. It also maintains a well-deserved reputation as one of Colorado's top craft-brewery hubs.





Fort Collins is home to Colorado State University and an outstanding public school system. Many high-tech companies including Hewlett Packard, Intel, AMD, among others, have relocated to Fort Collins to take advantage of the resources of CSU and it's research facilities. Up and coming industries within the area include clean energy, bioscience, and agri-tech businesses.

CSU Shops  
@ College





# Area Demographics

| COMPREHENSIVE  |                               | 1 MILE    | 3 MILES   | 5 MILES   |
|--|-------------------------------|-----------|-----------|-----------|
| <b>Place of Work</b>   |                               |           |           |           |
|   | 2024 Businesses               | 1,049     | 6,253     | 8,137     |
|  | 2024 Employees                | 11,491    | 84,036    | 107,464   |
| <b>Population</b>  |                               |           |           |           |
|   | 2024 Population               | 14,517    | 119,461   | 183,755   |
|  | 2029 Population - Projection  | 15,503    | 121,453   | 188,332   |
|  | 2024 - 2029 Annual Population | 1.32%     | 0.33%     | 0.49%     |
| <b>Household Income</b>  |                               |           |           |           |
|   | Average Household Income      | \$89,949  | \$105,540 | \$115,444 |
|  | Median Household Income       | \$58,635  | \$77,153  | \$85,243  |
| <b>Housing Value</b>   |                               |           |           |           |
|  | Median Home Price             | \$542,230 | \$574,033 | \$585,865 |
|  | Average Home Price            | \$599,160 | \$613,191 | \$614,645 |





# Amenity Map







**2ND BUSIEST  
INTERSECTION  
IN NORTHERN COLORADO**

TRAFFIC COUNTS



S COLLEGE AVENUE

**45,883 VPD**

W DRAKE ROAD

**30,364 VPD**

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