

2,400 SF RETAIL/OFFICE
SPACE AVAILABLE

2170
W DRAKE
ROAD

DRAKE CROSSING

FORT COLLINS, CO 80526

Walgreens

Audra Rose
FLOWER & FLOWER DELIVERY

SUBWAY

YUNGS

T Nails Spa

Tutoring Club

Celestial Skin & Spa

DAYLIGHT MASSAGE

INTERSECT
BREWING

TEN
24
FITNESS

Do it
Best
JOSEPHS'
HARDWARE & HOME CENTER

SAFWAY

Maya Cove

fnbo

Poudre Pet &
Feed Supply

Pringles

EXCLUSIVE LEASING AGENT

CUSHMAN &
WAKEFIELD



2170
W DRAKE
ROAD

RETAIL/OFFICE SPACE

AVAILABLE SIZE	Suite B3/4 2,400 SF
LEASE RATE	\$16.00/SF NNN
NNN	\$10.16/SF

INCENTIVES

Qualified tenants may be eligible for **free rent** and a **tenant improvement allowance**, offering significant value and flexibility to customize your space.

PROPERTY HIGHLIGHTS

- Anchored by Safeway & Walgreens
- Signalized Intersection with combined $\pm 40,000$ VPD
- National & Regional Credit Tenants
- Building & Monument Signage
- High Traffic Neighborhood Shopping Center





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ROAD




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DRAKE CROSSING

 1,300,000 Visits
(Past 12 Months)
608,400 Visits
(Past 6 Months)

 #7 Local
Neighborhood
Center
(within 15 Miles)

 26 Minutes
Average Stay

THE SHOPPING CENTER


SAFEMART

 946,900 Visits
(Past 12 Months)
452,500 Visits
(Past 6 Months)

 #1 Safeway
(within 15 Miles)

 19 Minutes
Average Stay

Pringles FINE WINE & SPIRITS

 93,200 Visits
(Past 12 Months)
44,900 Visits
(Past 6 Months)

 #19 Grocery
(within 5 Miles)

 12 Minutes
Average Stay


JOSEPHS' HARDWARE & HOME CENTER

 71,300 Visits
(Past 12 Months)
31,700
(Past 6 Months)


 #7 Home
Improvement
(within 5 Miles)

 17 Minutes
Average Stay

TEN24 FITNESS

 47,100 Visits
(Past 12 Months)
27,500 Visits
(Past 6 Months)

 #14 Fitness
(within 5 Miles)

 67 Minutes
Average Stay


1 First National Bank

 43,300 Visits
(Past 12 Months)
20,900 Visits
(Past 6 Months)

 #3 FNBO
(within 5 Miles)

 33 Minutes
Average Stay

Poudre Pet & Feed Supply

 22,400 Visits
(Past 12 Months)
11,600 Visits
(Past 6 Months)

 #13 Pet Stores
& Services
(within 5 Miles)

 13 Minutes
Average Stay

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DIVERSE TENANT MIX



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Ram's Village Apartments



Colorado State University

W. Prospect Road

S. Taft Hill Drive



Rolland Moore Park



S. College Avenue

W. Drake Road



SUBJECT PROPERTY

W. Drake Road

S. Taft Hill Road

S. Shields Street

DEMOGRAPHICS	Costar, 2024		
	1-Mile	3-Mile	5-Mile
2024 Population	12,245	92,244	153,818
Annual Growth (2024-2029)	1.1%	1.2%	1.1%
Avg. Household Income	\$94,216	\$83,922	\$94,256
Daytime Population	1,012	36,276	93,153
TRAFFIC COUNTS	CDOT, 2023		
West Drake Road	19,394 VPD		
South Taft Hill Road	19,633 VPD		