

Walmart  
Supercenter

V Nail Spa

AFFORDABLE  
DENTURES &  
IMPLANTS

uchealth

Great  
Clips

EL-DIABLO

PUFFS  
SMOKE

SalonCentric

H&R  
BLOCK

WING STOP

Liquor

Sola  
SALONS

Firestone  
COMPLETE AUTO CARE

7  
EAT &  
DRINK

PANDA EXPRESS  
CHINESE KITCHEN

Pizza  
Hut

Krispy Kreme  
DOUGHNUTS

APPLIANCE  
FACTORY  
Mattress  
Kingdom

(33,033 VPD) HARMONY ROAD

(35,591 VPD) COLLEGE AVENUE

# Arbor Plaza

Fort Collins, CO 80525

PRIME RETAIL, OFFICE & RESTAURANT SUITES AVAILABLE FOR LEASE



# Arbor Plaza

4613, 4631 & 4637 S. Mason Street

Arbor Plaza offers outstanding retail, office or restaurant opportunities in one of Fort Collins' most high-traffic, high-visibility locations—positioned prominently at the corner of Harmony Road and South College Avenue. Anchored by a busy Walmart Supercenter, the center benefits from a steady stream of daily visitors and significant foot and vehicle traffic.

This well-established plaza features ample parking, strong co-tenancy, and easy access from both major thoroughfares. With a strategic location surrounded by dense residential neighborhoods, national retailers, and key community hubs, Arbor Plaza is ideal for businesses seeking exposure, convenience, and growth in one of Fort Collins' most active commercial corridors.

**LEASE RATE** \$16.00 - \$18.00/SF NNN  
Suite D1: \$25.00/SF NNN

**NNN's:** \$15.90/SF  
**SIGNAGE** Building and Monument

SUITE	TENANT	SIZE
A1	Uplift Dance and Fitness	2,076 SF
A2	H&R Block	989 SF
<b>A4</b>	<b>FORMER GOLF SIMULATOR</b>	<b>2,450 SF</b>
<b>A5 &amp; A6</b>	<b>FORMER H&amp;R BLOCK</b>	<b>2,800 SF</b>
A7	Sola Salon	4,165 SF
B1	Neighbor Liquors	1,200 SF
B2	Great Clips	1,172 SF
B3	Wing Stop	1,200 SF
<b>B4 &amp; B5</b>	<b>FORMER SPA (B4) &amp; APPLIANCE STORE (B5)</b>	<b>1,200 - 2,400 SF</b>
<b>B6</b>	<b>FORMER GYM - 30 DAYS NOTICE</b>	<b>2,101 SF</b>
C1 & C2	Afford Dentures	3,570 SF
C3	Silver Mine Subs	1,200 SF
C4	Puffs Smoke Shop & Vapor	1,200 SF
C5	MTS Mobile	1,200 SF
C6	Metro PCS	1,200 SF
C7	V Nail Spa	1,200 SF
C8	El Diablo	2,400 SF
<b>D1</b>	<b>TURN-KEY RESTAURANT</b>	<b>2,493 SF</b>
D3 & D5	Salon Centric	3,450 SF
E1	UCHealth	13,136 SF

AVAILABLE UNITS SHOWN IN RED ABOVE



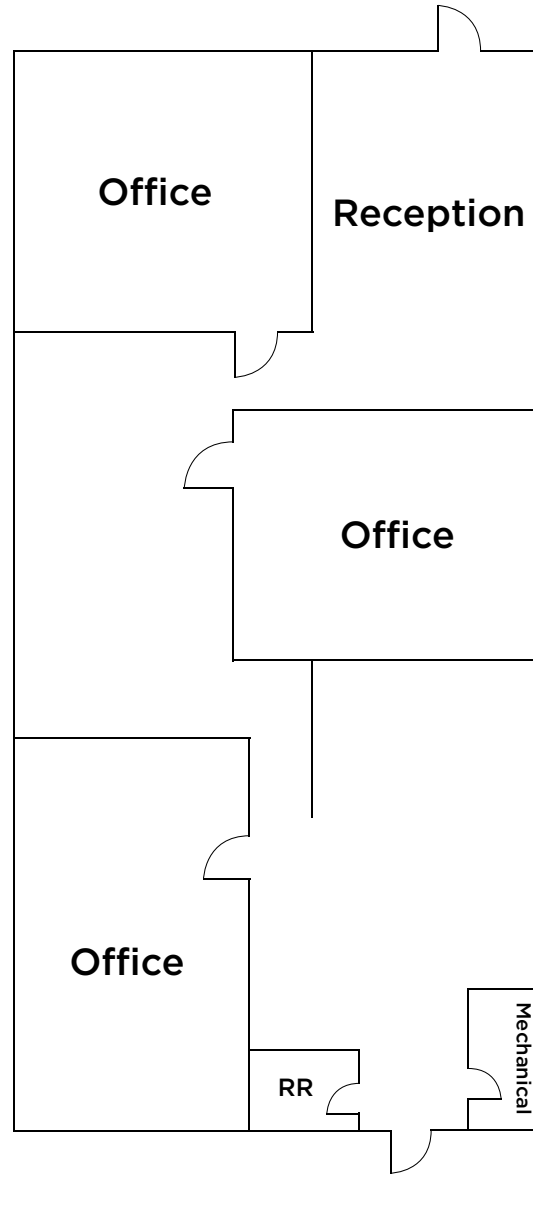
# Arbor Plaza

4613, 4631 & 4637 S. Mason Street

**SUITE A4 (4637)**

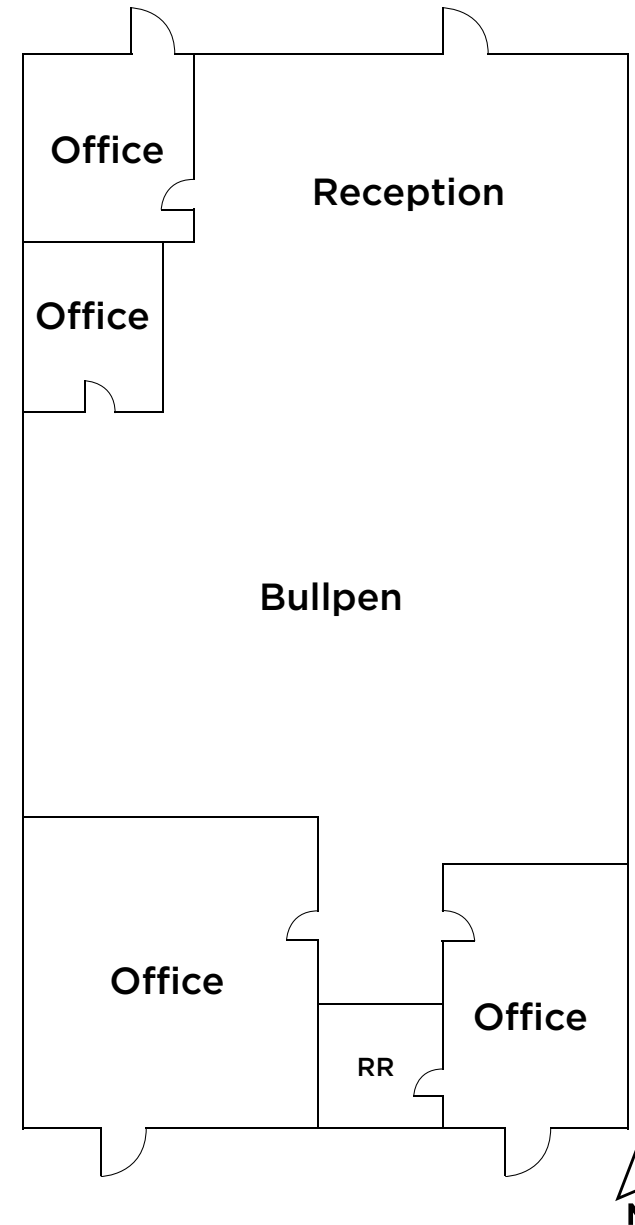


**SUITE A4 (4637)**



**SUITE A5 & A6 (4637)**

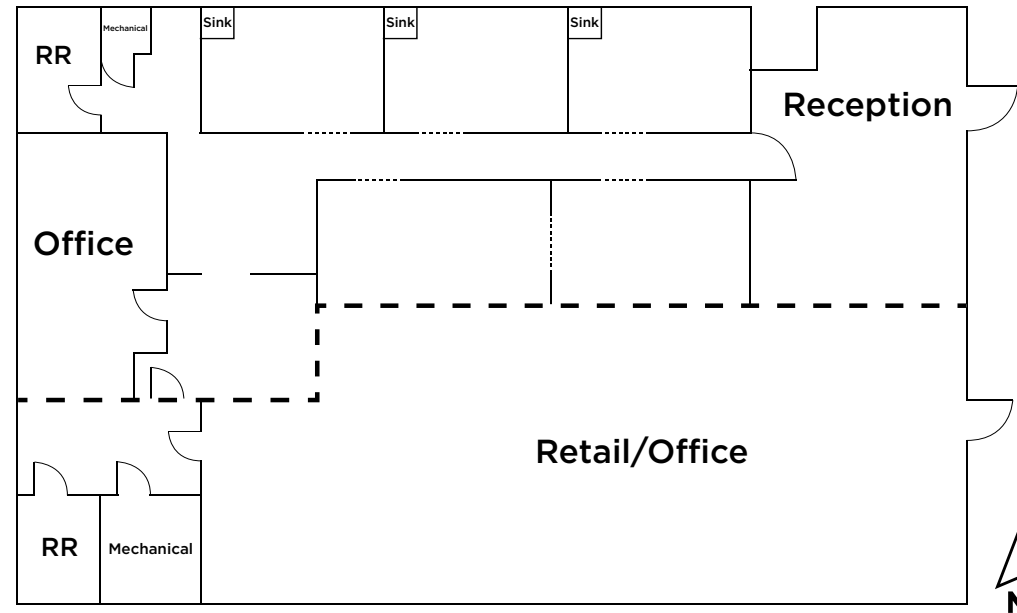
**SUITE A5 & A6 (4637)**



# Arbor Plaza

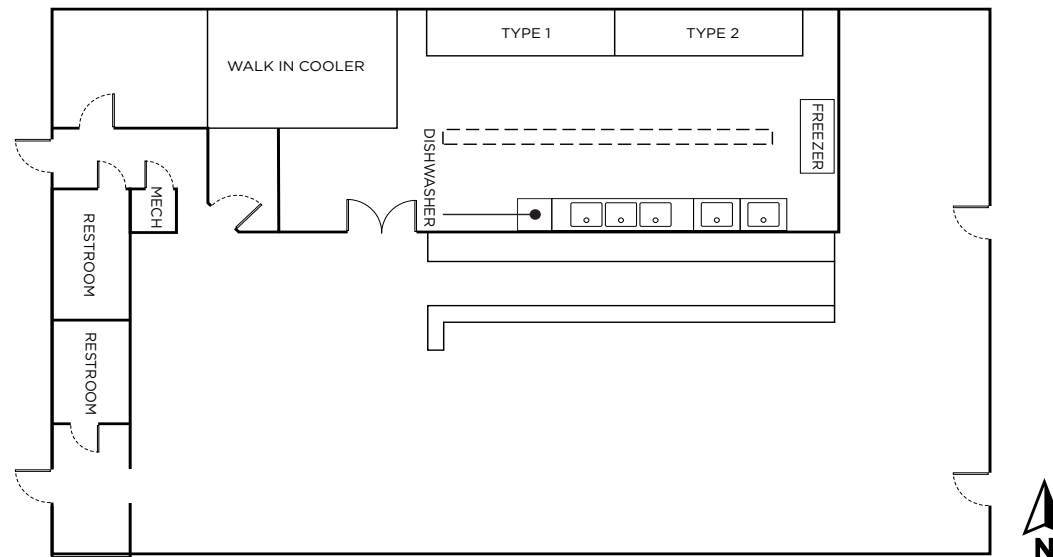
4613, 4631 & 4637 S. Mason Street

## SUITE B4 & B5 (4631)



--- Demisable

## SUITE D1 (4613)

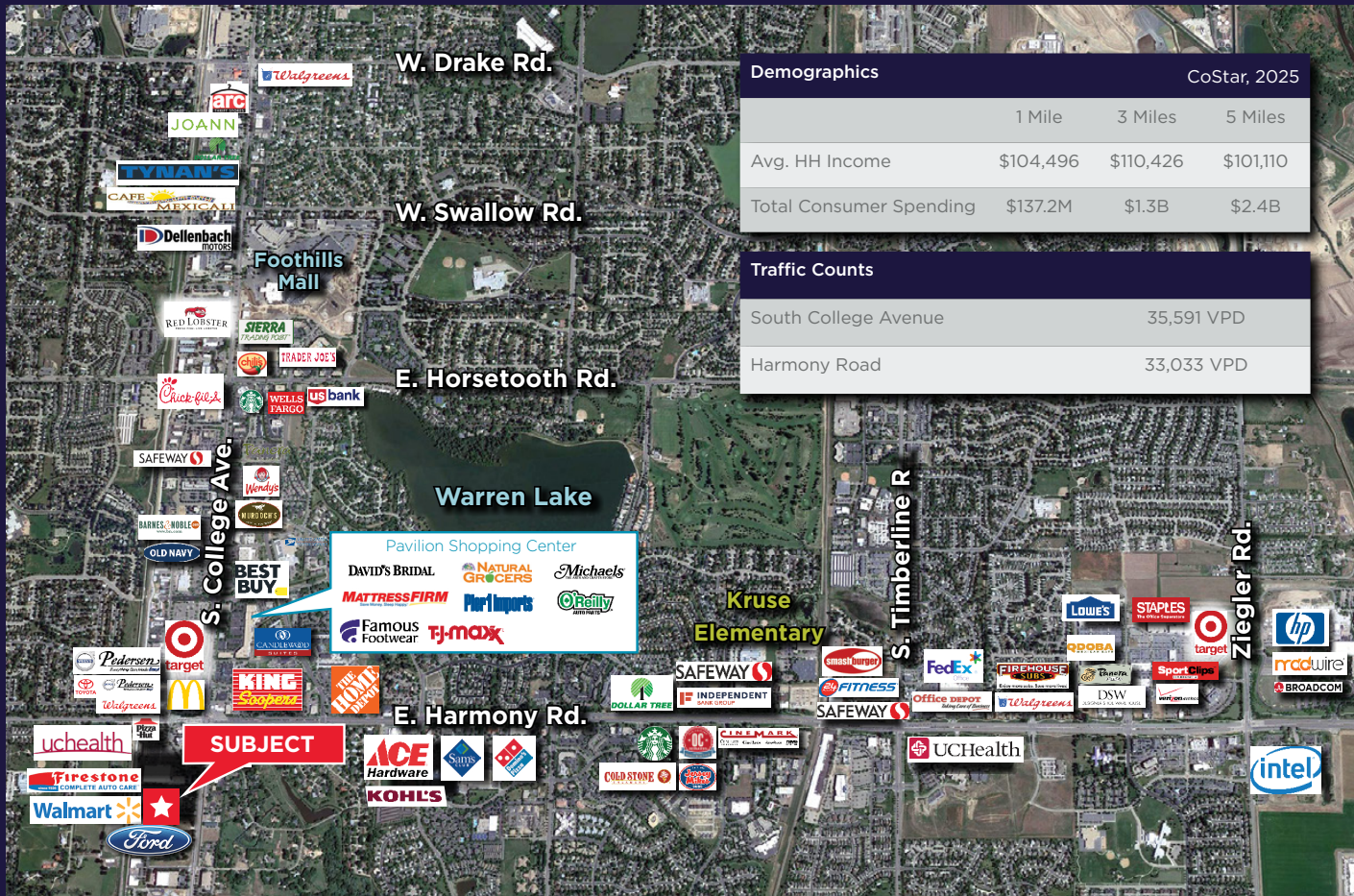




# Arbor Plaza

4613, 4631 & 4637 S. Mason Street

Over \$1.3 Billion Total Consumer Spending  
Within 3 Miles **COSTAR 2025**



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