



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:
SIGNAGE** \$15.90/SF
Building and Monument

SUITE	TENANT	SIZE
A1	Uplift Dance and Fitness	2,076 SF
A2	H&R Block	989 SF
A4	FORMER GOLF SIMULATOR	2,450 SF
A5 & A6	FORMER H&R BLOCK	2,800 SF
A7	Sola Salon	4,165 SF
B1	Neighbor Liquors	1,200 SF
B2	Great Clips	1,172 SF
B3	Wing Stop	1,200 SF
B4 & B5	FORMER SPA (B4) & APPLIANCE STORE (B5)	1,200 - 2,400 SF
B6	FORMER GYM - 30 DAYS NOTICE	2,101 SF
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
D1	TURN-KEY RESTAURANT	2,493 SF
D3 & D5	Salon Centric	3,450 SF
E1	UCHealth	13,136 SF

AVAILABLE UNITS SHOWN IN RED ABOVE



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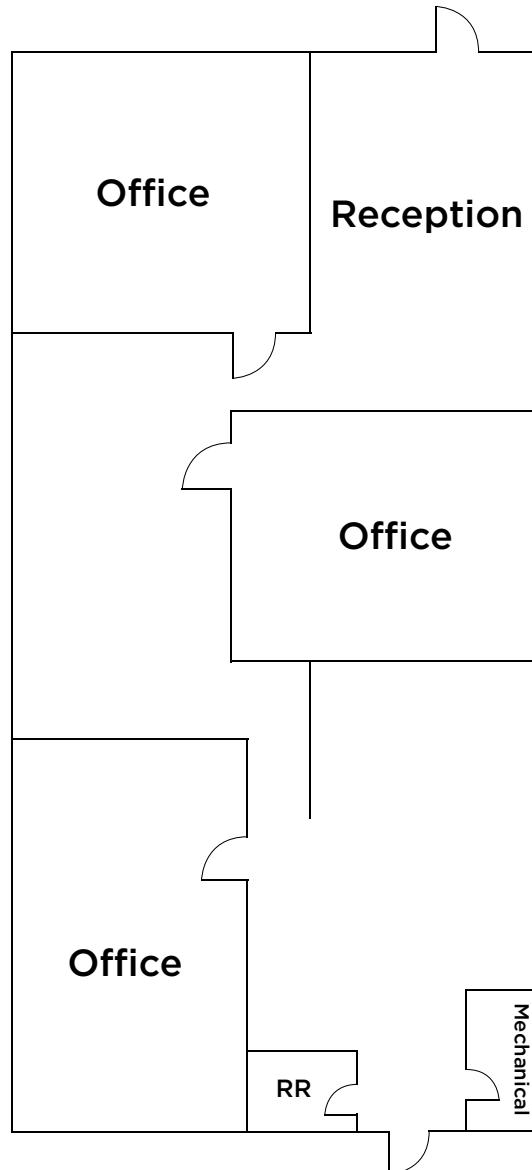
SUITE A4 (4637)



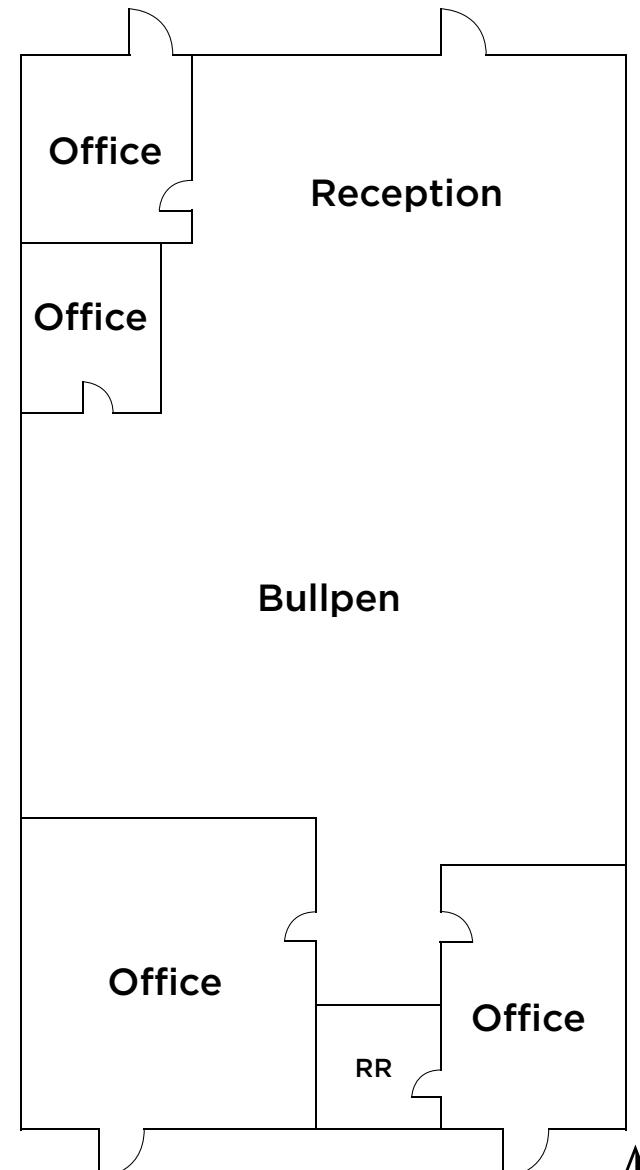
SUITE A5 & A6 (4637)



SUITE A4 (4637)



SUITE A5 & A6 (4637)



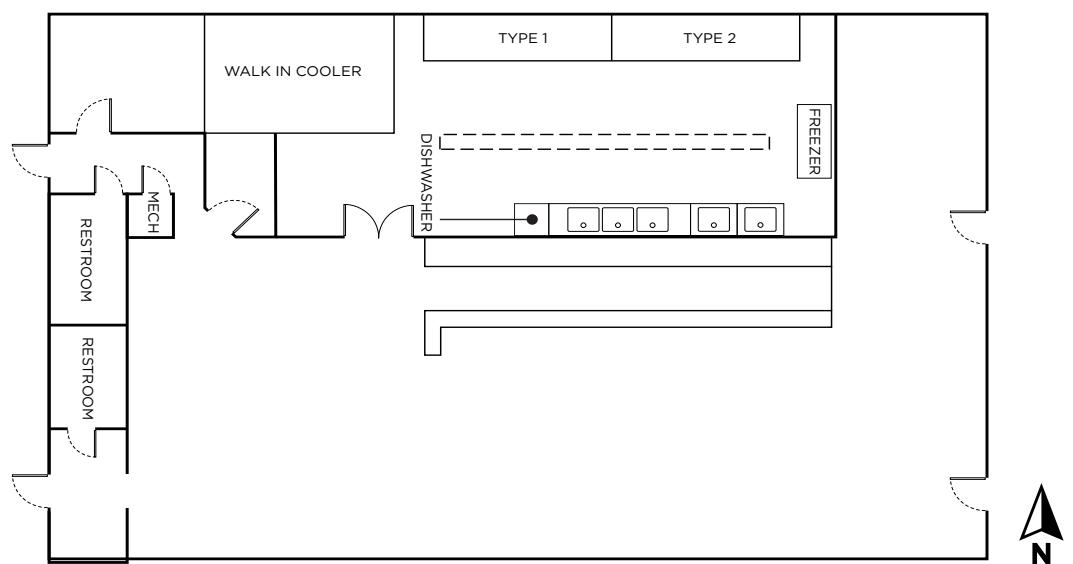
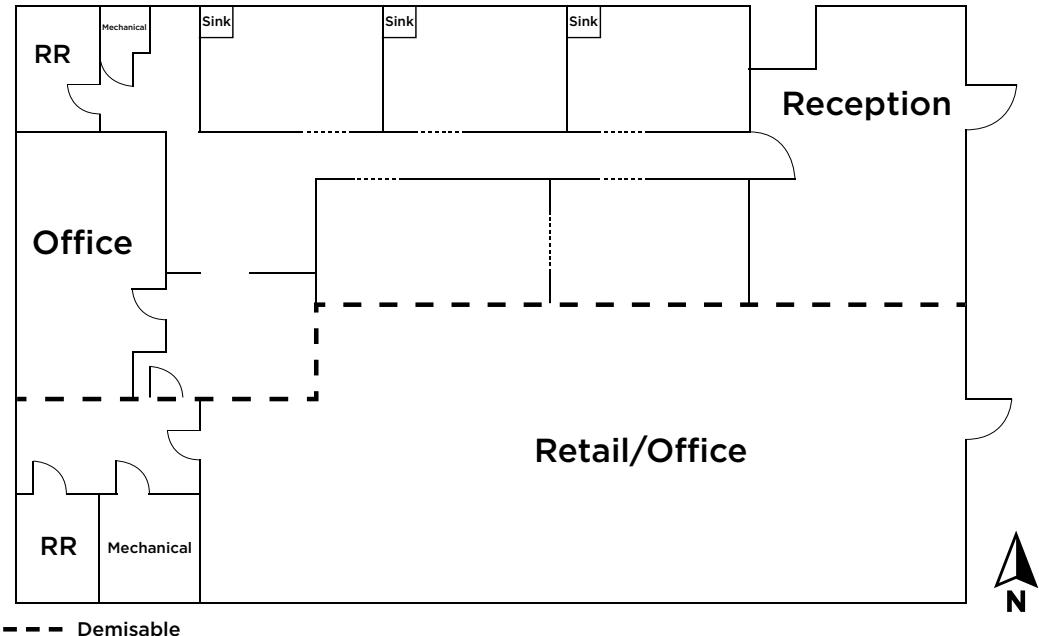
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SUITE B4 & B5 (4631)



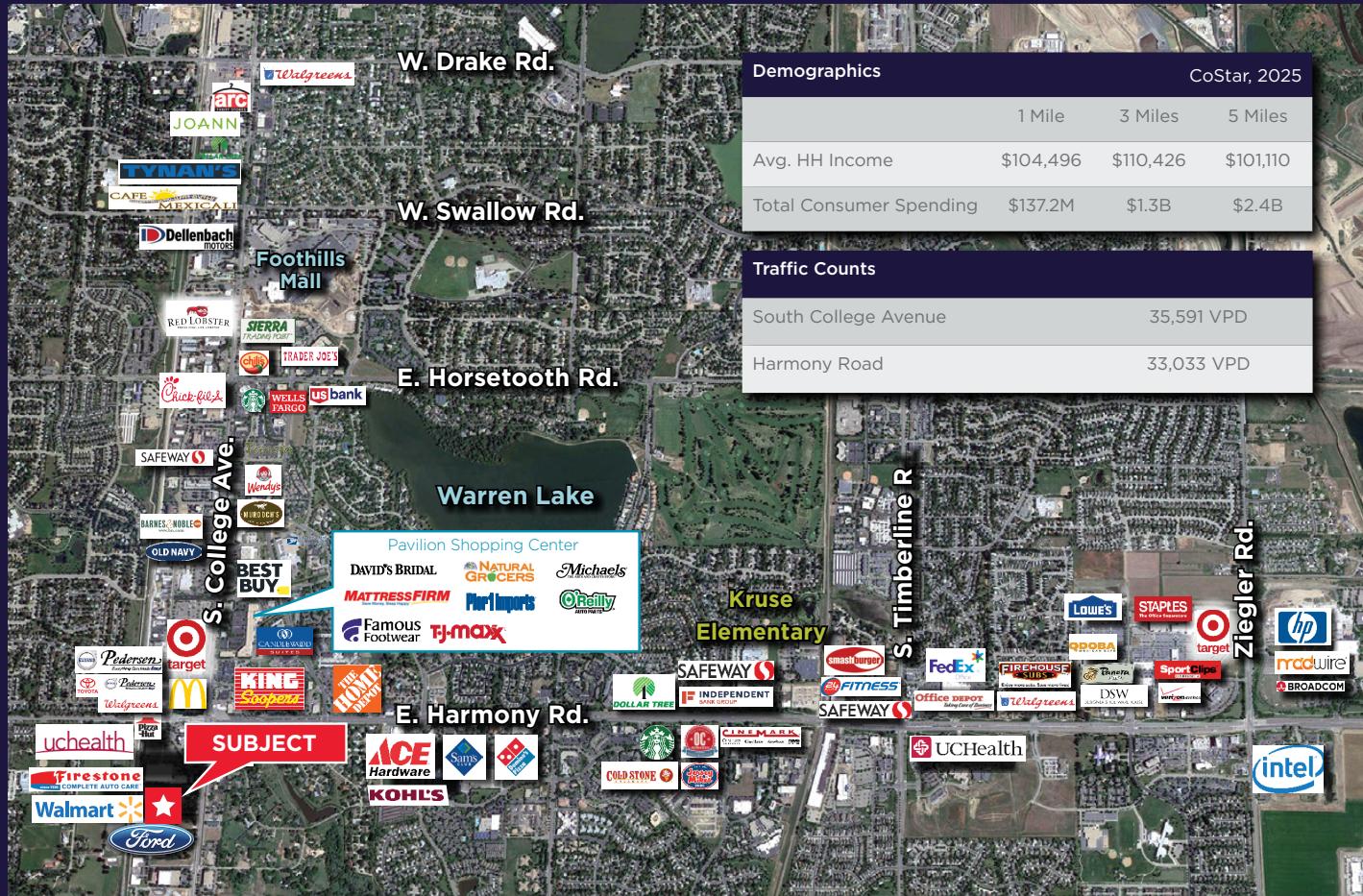
SUITE D1 (4613)



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



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