



RETAIL/FLEX UNIT FOR LEASE


5924 S. COLLEGE AVENUE, UNIT 2
FORT COLLINS, CO 80525

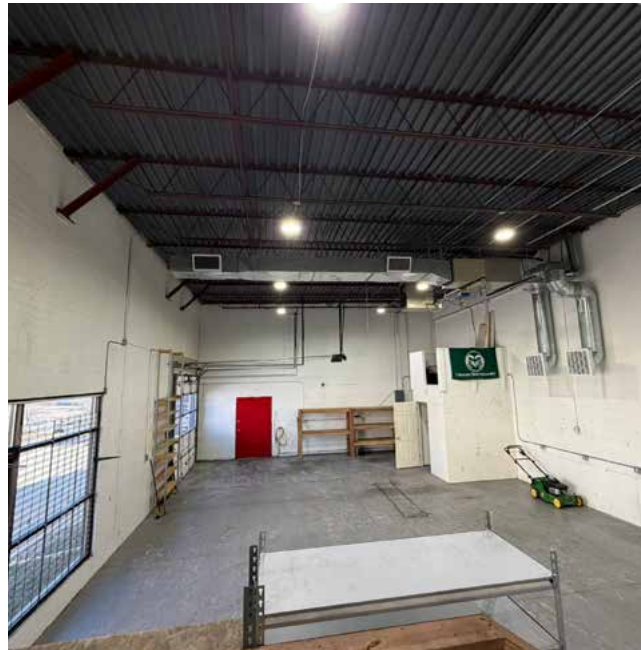


CUSHMAN &
WAKEFIELD

PROPERTY HIGHLIGHTS

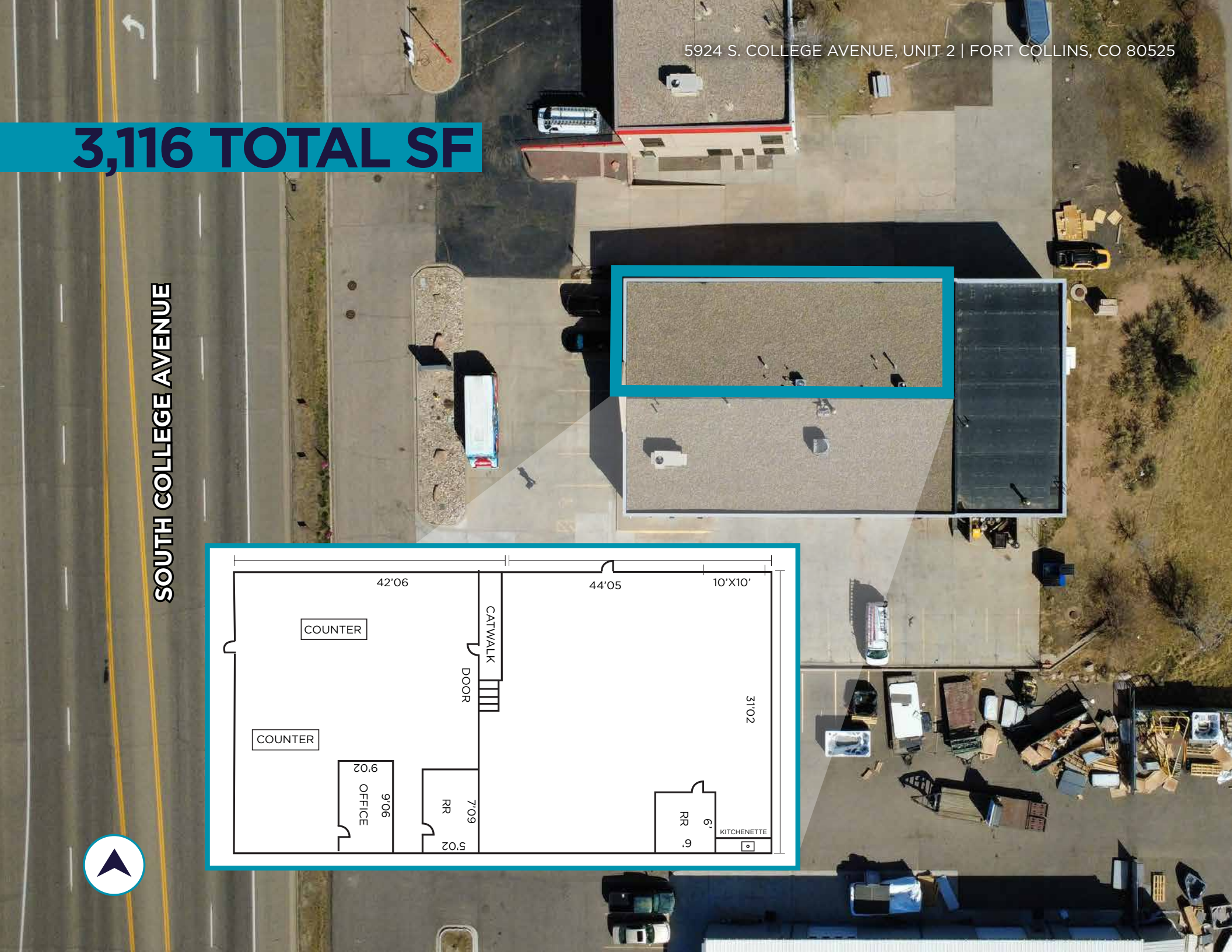
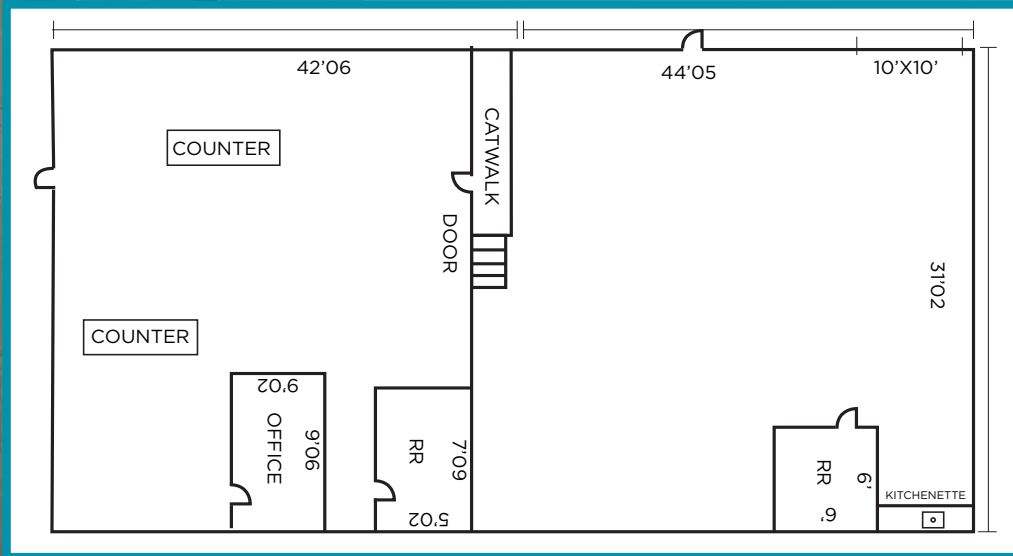
Positioned along the highly trafficked South College Avenue corridor, this unit offers exceptional visibility and convenient access to major thoroughfares, making it an ideal opportunity for owner-users or investors alike. The property features a versatile layout including a retail/showroom area, one private office, two restrooms, and a kitchenette, accommodating a variety of business uses. A 10' x 10' overhead door provides added functionality for light industrial or service-oriented operations. Prominent on-site signage further enhances exposure to steady daily traffic. The unit is part of a well-maintained building with the remainder owner-occupied, contributing to a professional and stable environment.

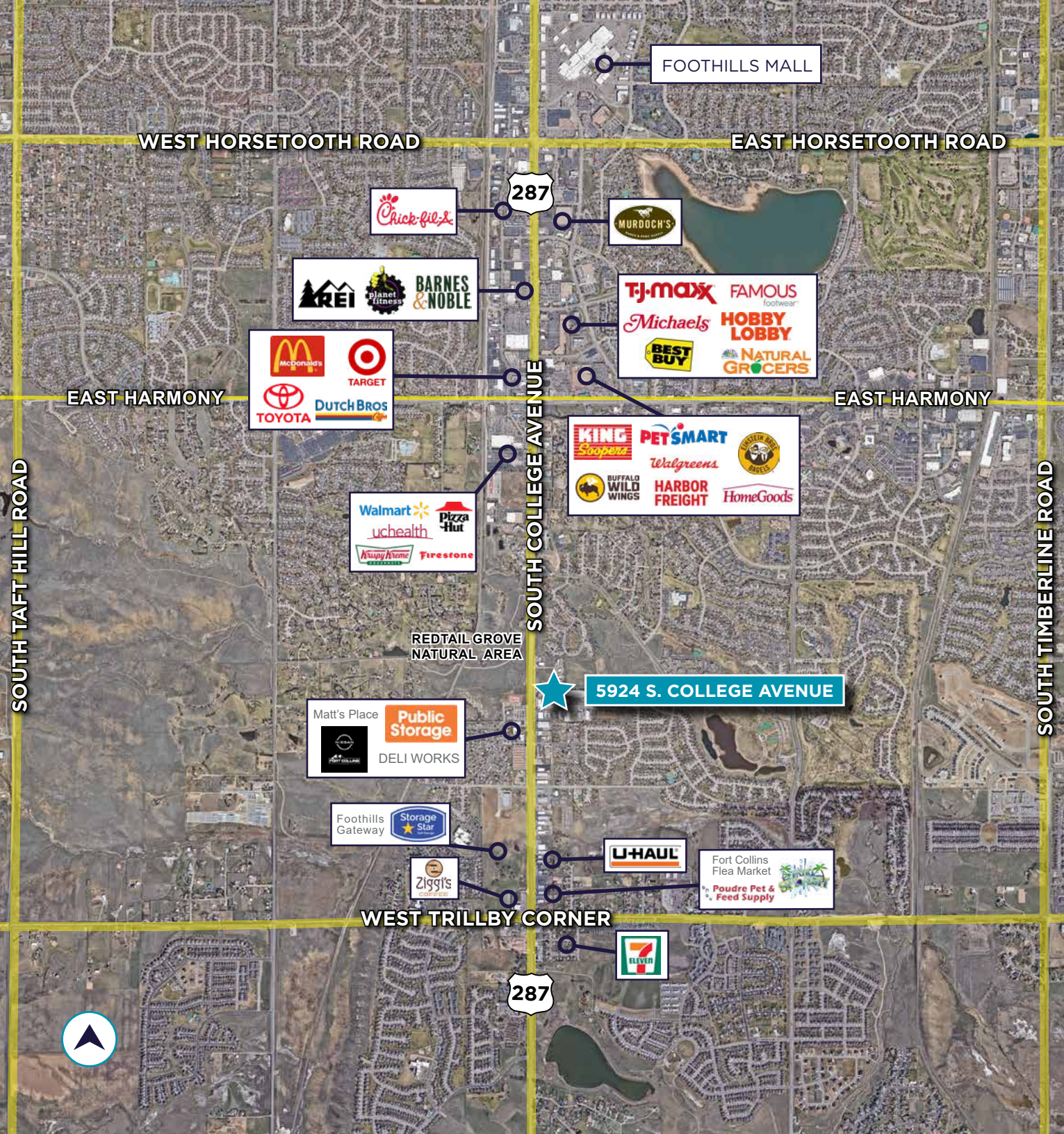
- **Lease Rate:** \$18/SF NNN
- **NNN's (EST.):** \$9.28/SF
- **Unit Size:** 3,116 SF
- **Loading:** (1) 10'x10' OHD
- **Signage:** Building & Monument
- **Power:** 3-Phase, 480 V
- **Zoning:** [County, Commercial](#)
Larimer County 
- Full HVAC Throughout



3,116 TOTAL SF

SOUTH COLLEGE AVENUE





FOOTHILLS MALL

WEST HORSETOOTH ROAD

EAST HORSETOOTH ROAD

287



EAST HARMONY



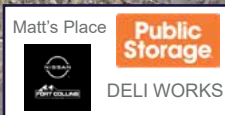
EAST HARMONY

SOUTH COLLEGE AVENUE



REDTAIL GROVE NATURAL AREA

★ 5924 S. COLLEGE AVENUE



WEST TRILBY CORNER



287

SOUTH TAFT HILL ROAD

SOUTH TIMBERLINE ROAD

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