

# COLLEGE AVE & TRILBY ROAD

## COMMERCIAL PAD SITES FOR SALE

SALE PRICE: \$13.00-\$15.00/SF

Fort Collins, CO 80525

College & Trilby  
Multifamily Community  
(265 Units Proposed)

S College Ave

W Trilby Rd

1.45 Acres

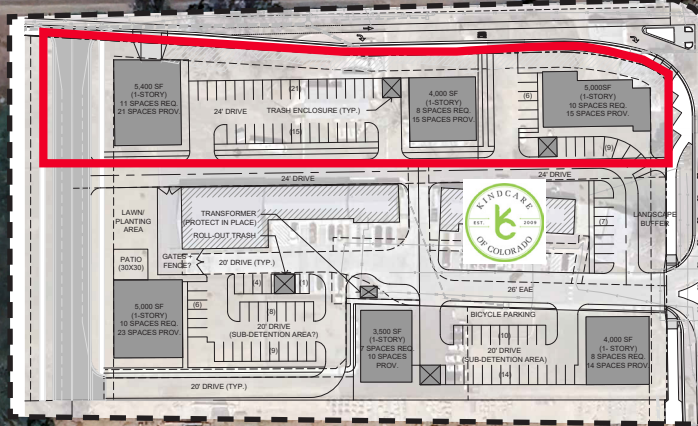
1.29 Acres

CUSHMAN &  
WAKEFIELD

TheGroup  
REAL ESTATE

# COLLEGE AVE & TRILBY ROAD

College & Trilby  
Multifamily Community  
(265 Units Proposed)



34,382 VPD

287

S College Ave

W Trilby Rd







14,774 VPD



VIEW ENLARGED CONCEPT  
SITE PLAN

VIEW COLLEGE & TRILBY PROPOSED  
RESIDENTIAL PLAN

## PROPERTY HIGHLIGHTS

-  Opportunity for many users subject to administrative review
-  Access from College & Trilby
-  Great exposure with high traffic counts
-  Planned intersection expansion
-  Surrounded by substantial residential development
-  Kind Care Dispensary attracts 400 clients per day

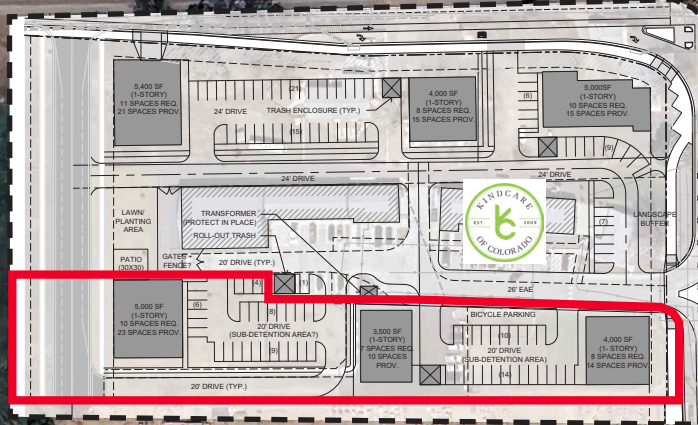
## PROPERTY DETAILS

- Address:** 125 West Trilby Road & 6605 South College Avenue Fort Collins, CO 80525
- Available SF:** Land: 1.45 AC (63,164 SF)
- Zoning:** CL - Limited Commercial
- Proposed Use:** Gas/Convenience Store, Fast Food, Carwash, Automotive/Tire
- Price:** \$947,460 (\$15.00/SF)

**\*Existing structures to be demolished**

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## PROPERTY DETAILS

- Address:** 6629 & 6641 S College Avenue  
Fort Collins, CO 80525
- Available SF:** Land: 1.29 AC (54,945 SF)
- Zoning:** CL - Limited Commercial
- Proposed Use:** Gas/Convenience Store  
Fast Food  
Carwash  
Automotive/Tire
- Price:** \$714,285 (\$13.00/SF)

# COLLEGE AVE & TRILBY ROAD

## ABOUT FORT COLLINS, CO

Fort Collins, one of the healthiest cities in the U.S., boasts award winning schools, beautiful outdoor facilities, and a flourishing arts scene. Additionally, residents can visit any of the unique breweries, shops and restaurants located in the area.

The Fort Collins economy has a mix of manufacturing and service-related businesses. Many high-tech companies have relocated to Fort Collins because of the resources of Colorado State University and its research facilities.

Fort Collins is also home to many small businesses and entrepreneurial ventures. The Larimer Small Business Development Center helps small businesses in the area get started and become profitable while the Northern Colorado Economic Alliance attracts business while stimulating relevant economic opportunity and job growth for the region.

Other factors that attribute to the entrepreneurial climate of Fort Collins are Colorado State University's College of Business and its Institute for Entrepreneurship Center and the Rocky Mountain Innosphere, helping new clean energy, technology, and scientific startup companies get started.

Source: [choosecolorado.com](http://choosecolorado.com)

## DEMOGRAPHIC HIGHLIGHTS

	2 Mile	5 Mile	10 Mile
2023 Population (Pop.)	19,961	137,991	330,334
2028 Pop. Projection	20,399	140,731	340,467
2023 Households (HH)	8,027	55,481	132,437
2028 Households (HH)	8,243	56,592	136,641
Avg. HH Income	\$120,695	\$101,219	\$101,277



6629 & 6641  
S College

125 Trilby &  
6605 S College



College & Trilby  
Multifamily Community  
(265 Units Proposed)



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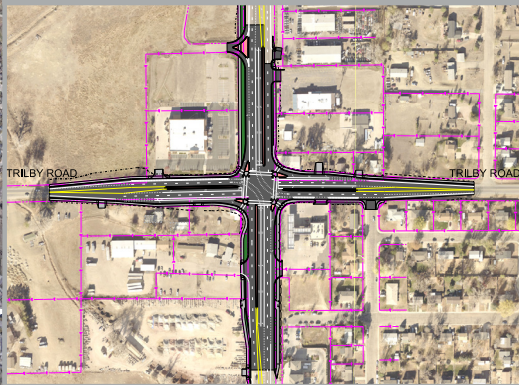
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### College and Trilby Intersection Improvements



This project will reconstruct the intersection of U.S. 287/ College Avenue and Trilby Road in south Fort Collins.

After construction, the intersection will feature dual left turn lanes from College Avenue to Trilby Road, right turn lanes for each direction of travel, and a widened Trilby Road approach to College Avenue.

The reconstructed intersection will improve safety for current and future traffic levels and growth continues in the region and will create a safer intersection for all users.

Source: <https://www.fcgov.com/>

**SUBJECT PROPERTY**