

FORT COLLINS MARKETPLACE

3645-3663 S. COLLEGE AVENUE, FORT COLLINS, CO 80525



RETAIL SPACES AVAILABLE FOR LEASE

Lease exceptional retail spaces in the vibrant Fort Collins Marketplace! Strategically located in a high-traffic area, this bustling hub is designed to help your business succeed. Enjoy customizable layouts, convenient parking, and a diverse mix of popular retailers that draw customers daily. Make Fort Collins Marketplace the new home for your brand and watch your business grow in a thriving community!



PROPERTY HIGHLIGHTS



Big Box Space:
Contact Broker for Pricing
NNN Expenses: \$9.00/SF



Small Shop Spaces:
\$25.00-\$39.00/SF NNN
NNN Expenses: \$11.00/SF



Chick Fil A and Subway



5 Points of Access into
Shopping Center



Located in the heart of mid-town
Fort Collins catty-corner to Trader
Joe's and the Foothills Mall



Parking:
317 Parking Spaces



AVAILABILITIES

BIG BOX	21,500-42,275 SF	Former Safeway
SUITE 4	1,000 SF	Former smoothie bar with a built-in bar including a sink and floor drains (no hood or grease trap)
SUITE 6	1,000 SF	Former retail store
SUITE 9	1,403 SF	Former pet store
SUITE 10	1,500 SF	Former cupcakery
SUITE 18	2,702 SF	Former urgent care—turnkey medical office
SUITE 20	2,462 SF	Turnkey Coffee Shop

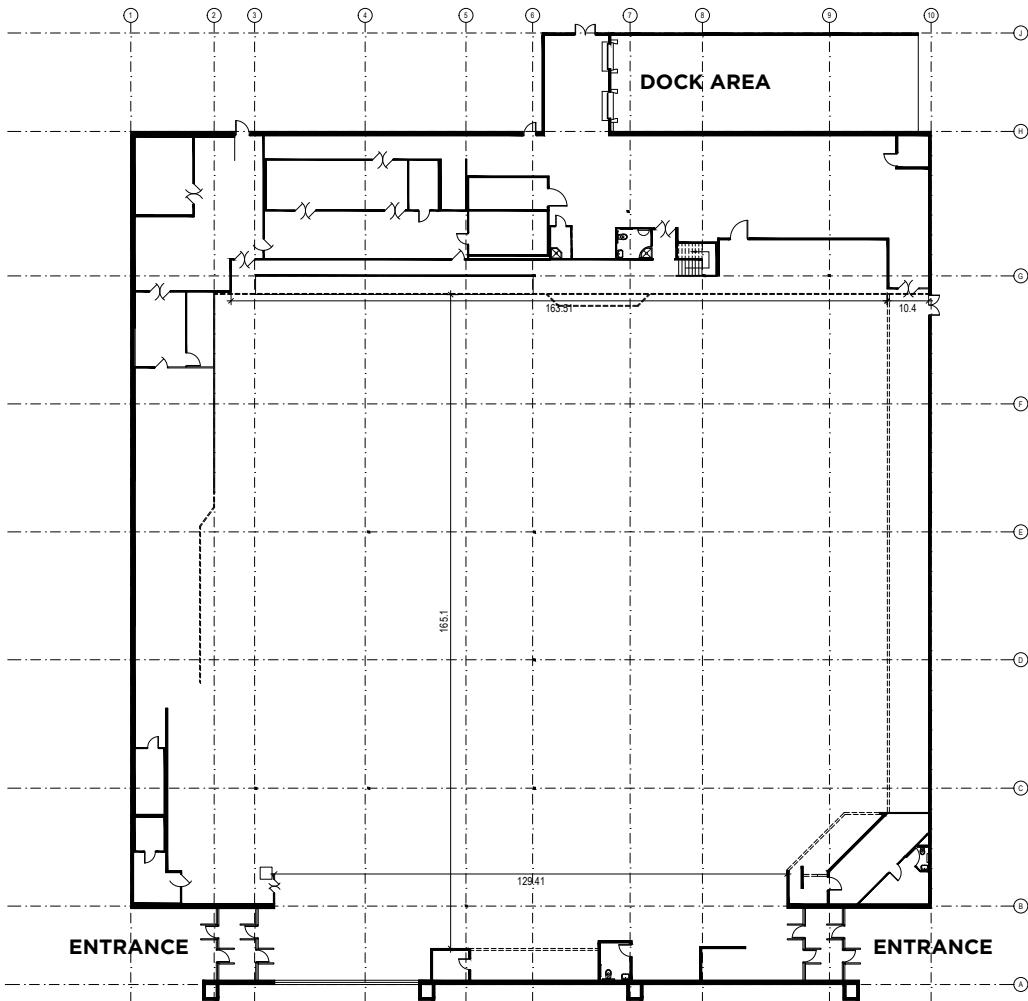
**Contact Broker for Pricing*



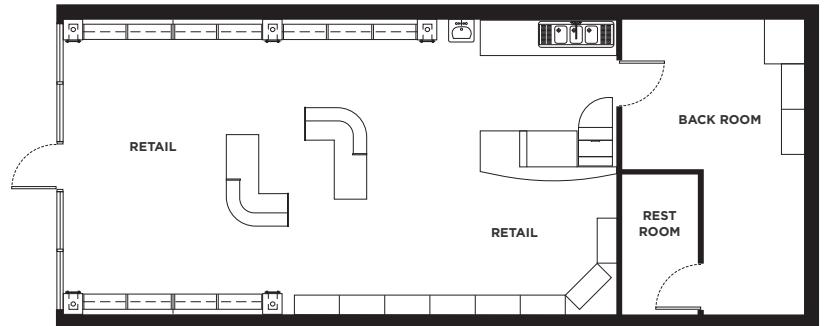
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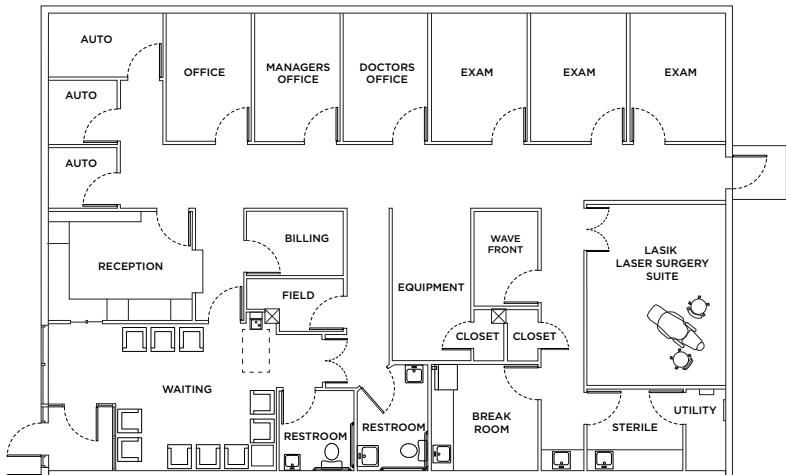
BIG BOX SPACE | 21,500-42,275 SF



SUITE 4 | 1,000 SF



SUITE 18 | 2,702 SF



PLEASE CONTACT:

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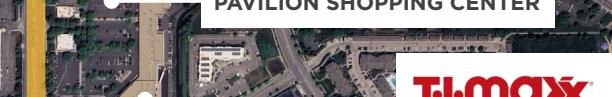
DEMOGRAPHICS COSTAR 2025

	1 MILE	3 MILE	5 MILE
2024 Population (Pop.)	14,852	110,006	177,581
2029 Pop. Projection	15,843	116,117	187,943
2024 Households (HH)	6,723	44,235	71,954
2029 HH Projection	7,188	46,928	76,491
2024 Avg. HH Income	\$89,403	\$100,105	\$99,904

WEST HORSETOOTH ROAD 66,652 VPD



SOUTH COLLEGE AVENUE



N

FOOTHILLS

