



# Retail that resonates



NewMark Merrill  
COMPANIES



College Avenue & Horsetooth Road

Located at the Southwest corner of College Ave. & Horsetooth Rd. • Fort Collins, CO  
[www.ftcollinsmarketplace.com](http://www.ftcollinsmarketplace.com)

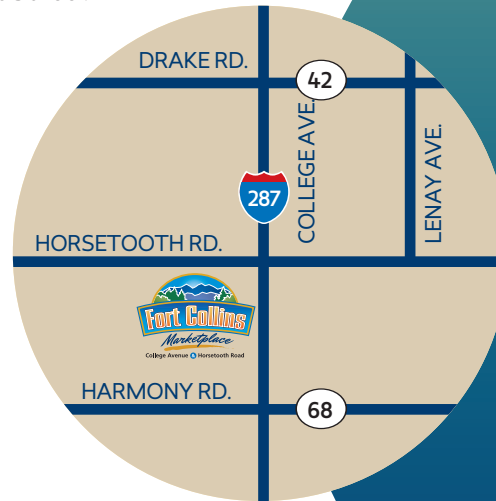


# Prime Retail Space Available

at the SW corner of College Ave. & Horsetooth Rd.

Fort Collins Marketplace sits in the heart of midtown Fort Collins, CO at the key intersection of College Ave. and Horsetooth Rd. (SWC). Located adjacent to Foothills Mall and within a short driving distance to Colorado State University, Fort Collins Marketplace provides

exposure to over 74,000 cars daily and over 100,000 people in a 3-mile radius. With a strong mix of daily needs merchants, the center features Safeway, Starbucks and Chick-fil-A alongside local favorites Buttercream Cupcakery and Foundation Music School.



**108,536**  
POPULATION  
IN 3-MILE RADIUS\*

**78,993**  
SF OF RETAIL SPACE

**\$84,903**  
AVG. HH INCOME  
IN 1-MILE RADIUS\*

**74,000**  
TRAFFIC COUNT\*

**1,001,500**  
ANNUAL VISITS  
2019 per Placer.ai



\*Estimates are based on 2018 demographics for population and average income per household. The information contained herein is not guaranteed and should be independently verified.



NewMark Merrill  
MOUNTAIN STATES

## When you love shopping centers, it shows.

630 15th Avenue, Suite 100 • Longmont, CO 80501 • 720.438.2500 • www.newmarkmerrill.com



#	TENANT	SF
01	Subway	1,500
02	Redwing Shoes	1,750
03	AVAILABLE	754
04	AVAILABLE	1,000
05	Scales 'N Tails	1,000
06	Ace Cash Express	1,000
07	Cottonwood Liquors	2,690
08	Safeway	41,764
09	Pet City	1,403
10	AVAILABLE	1,500
11	Asian Grill	1,380
12	Foundation Music School	3,500
13	Nice Nails	1,420
14	Lee Massage, Inc.	1,605
15	Hair Plus	1,000
16	Brightway Insurance	1,000
17	Cosmo Prof	3,032
18	AVAILABLE	2,702
19	College Ave. Modern Dental	2,336
20	Starbucks	2,462
21	Chick-fil-A	4,195



**MAJOR EMPLOYERS IN THE MARKET:**

Colorado State University • Hewlett Packard • Noosa Finest Yoghurt  
 Xcel energy • Poudre School District • Waterpik • UHealth  
 Banner Health • Broadcom • Otterbox • Anheuser-Busch

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