

120 BOCKMAN DRIVE

Fort Collins, CO 80525

46,271 SF PRIME RETAIL/OFFICE/FLEX SPACE | AVAILABLE FOR LEASE



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PROPERTY SUMMARY

This freestanding building in Midtown Fort Collins offers an excellent opportunity for retail, flex, or office use. Located less than half a mile from the proposed Foothills Mall redevelopment and the Max regional transit system, the property provides outstanding visibility along College Avenue with high traffic counts, monument and building signage, ample parking, and convenient access to numerous nearby restaurants and retail amenities.

TOTAL AVAILABLE SIZE

46,271 SF

LEASE RATE

\$12.00/SF NNN

NNN (2026)

\$5.02/SF

USE

Retail, Office, Flex

CLEAR HEIGHT

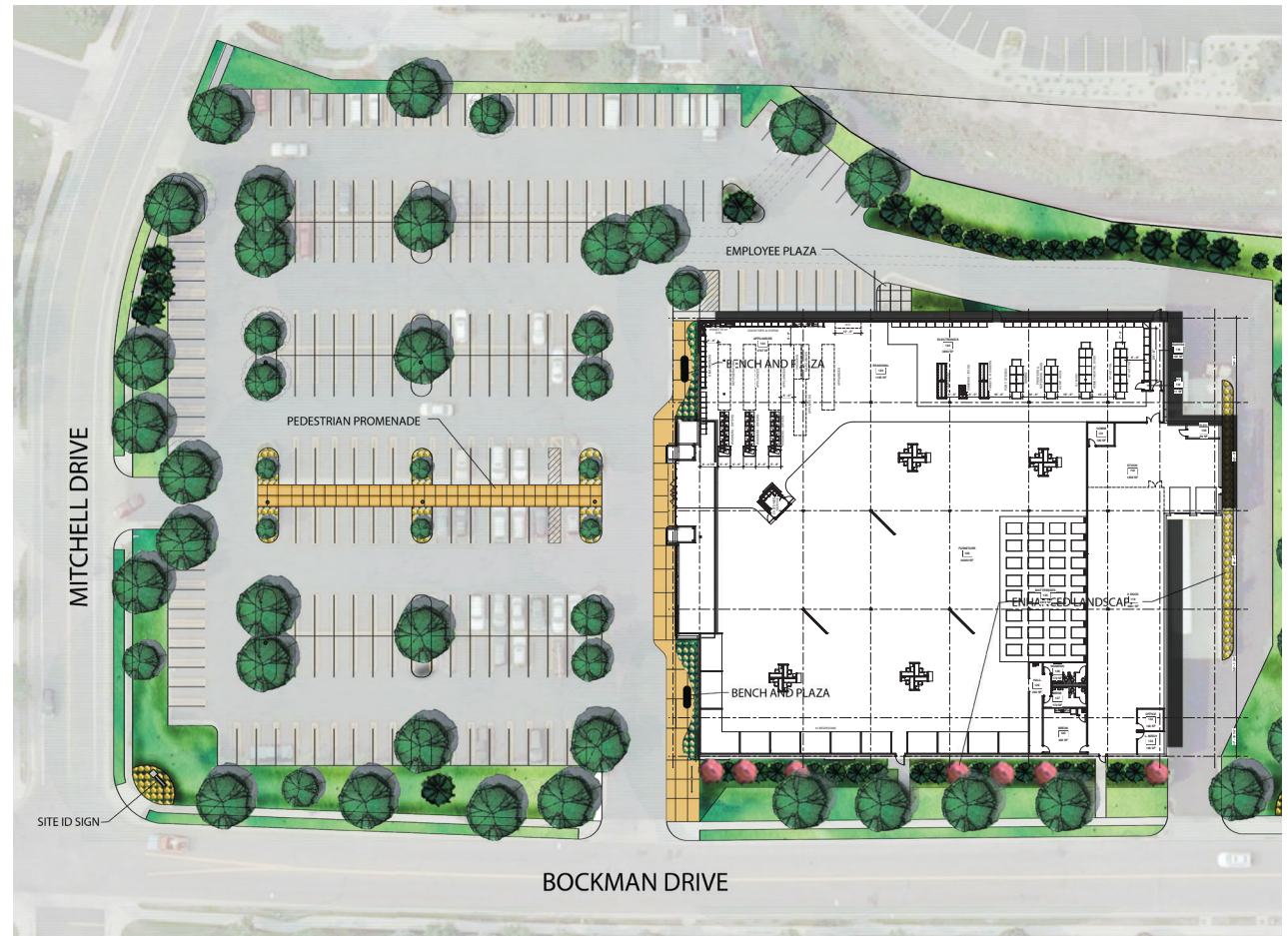
13'-15'

ZONING

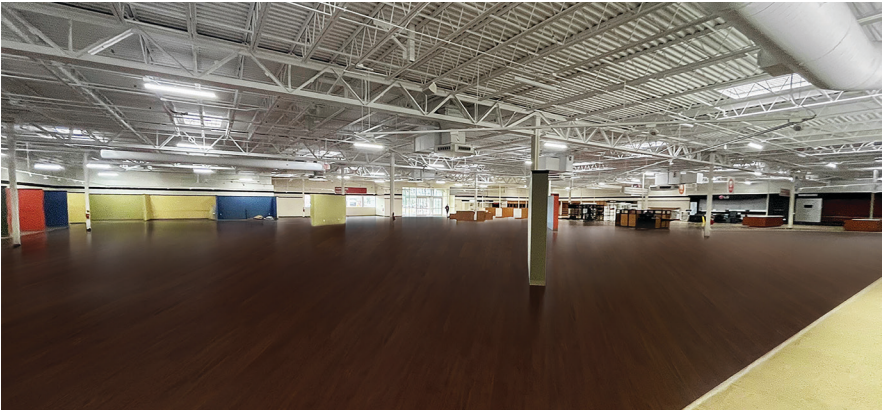
[General Commercial District](#)

HIGHLIGHTS

- 221 Surface Parking Spaces
- High Front Facade
- Four Sides of Building Signage
- Free Standing Building



PHOTOS



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Demographics	Costar. 2025		
	2 Miles	5 Miles	10 Miles
2024 Population	48,248	176,922	309,202
2029 Pop. Projection	51,094	187,261	330,582
2024 Households (HH)	21,343	71,687	124,108
2029 HH Projection	22,670	76,214	132,936
Average HH Income	\$102,519	\$100,084	\$106,350



For additional information, please contact:

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