



2,000 - 20,000 SF RETAIL/OFFICE FOR LEASE OR SALE

3 NORTH 4 COLLEGE 2 AVENUE

FORT COLLINS, COLORADO 80524



REDEVELOP & REVITALIZE

343 North College Avenue is a redevelopment project revitalizing Block 23 fronting College Avenue between Maple Street and Cherry Street in Old Town Fort Collins surrounded by single-family and multi-family housing along with the housing developments of Old Town North, Northfield, Mosaic, Mountain Vista and Montava. This project will include a four-story 160-unit senior living facility along with 20,000 SF of first floor retail space and parking garage walking distance from Fort Collins Transit Center, Poudre Trail and Poudre River Whitewater Park.

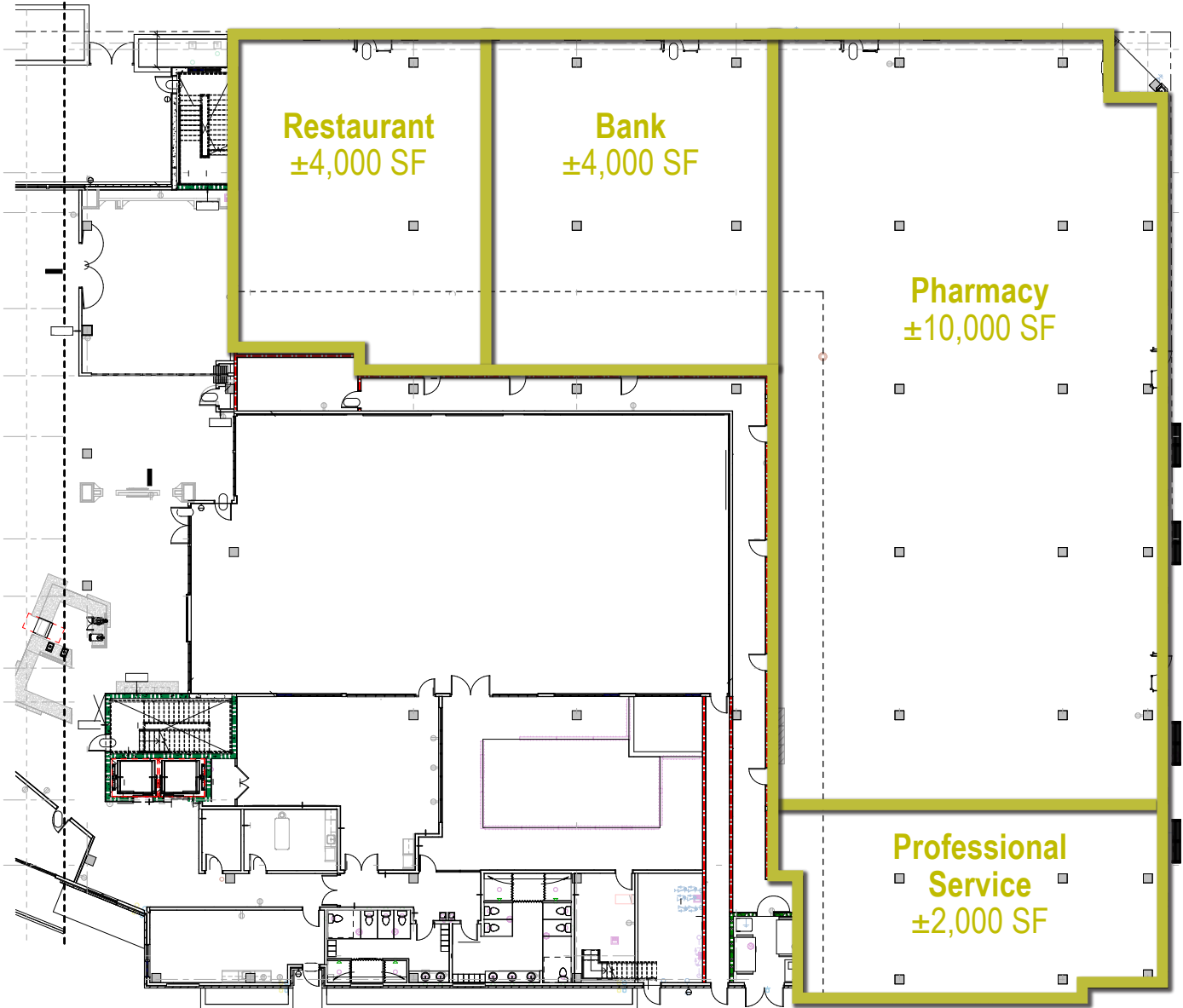
CORE & SHELL DELIVERY | LEASE RATE NEGOTIABLE | TI ALLOWANCE NEGOTIABLE**
SALE PRICE: \$695/SF*

*As part of the purchase price, retail condo owners will own parking space(s) based on their respective SF pro-rate share
**Dedicated parking space(s) available





N. COLLEGE AVE.



MAPLE ST.

Proposed uses subject to change.

2,000 - 20,000 SF

CORE & SHELL

PROPERTY HIGHLIGHTS

Garage (53 Spaces assigned to retail tenants) + Street Parking

Building Signage

Signalized Intersection

College Avenue Frontage

Steps from Maxline Transfer Station

Walking Distance to Old Town Square

Demographics (CoStar, 2022)

BY THE NUMBERS

1 MILE RADIUS

10,179

2022 Population

17,419

Employees

\$77,313

Average HH Income

4,631

2022 Households

3 MILE RADIUS

81,255

2022 Population

53,337

Employees

\$73,270

Average HH Income

33,406

2022 Households

5 MILE RADIUS

152,916

2022 Population

83,852

Employees

\$85,712

Average HH Income

62,418

2022 Households

Traffic (CDOT, 2022)

COUNTS

29,795 VPD

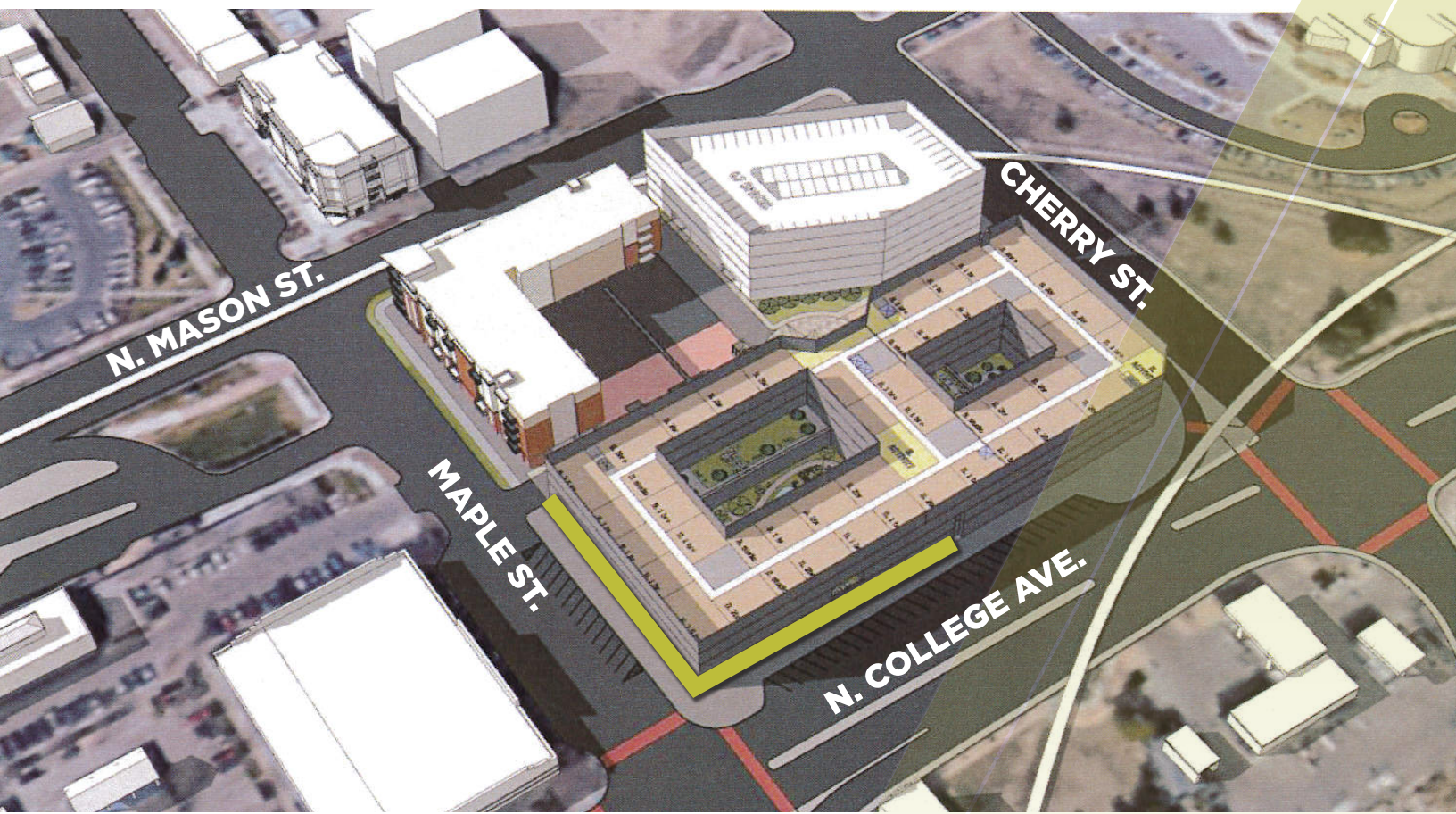
North College Avenue

7,659 VPD

Cherry Street

13,769 VPD

Jefferson Street





RESTAURANT | BANK | PHARMACY | PROFESSIONAL SERVICE



3 NORTH
4 COLLEGE
3 AVENUE

2,000 - 20,000 SF



GROUND FLOOR **RETAIL & OFFICE**



NESTLED UNDER **MorningStar** SENIOR LIVING

MorningStar Assisted Living and Memory Care is dedicated to providing the finest assisted living Fort Collins has to offer. Their resort style amenities foster a lifestyle of comfort and wellness and make their residents' retirement years as carefree as possible. With a mission grounded on the belief: "to honor, to serve, to invest," it is no surprise that they are focused on providing exceptional care for their seniors who have entrusted them to make their retirement years as carefree as possible. To deliver on that promise, they work every day to create an atmosphere of comfort, wellness and family to ensure their community feels like a true home for our residents.

4 STORIES | 160 SENIOR LIVING UNITS | RIGHT ABOVE 2,000 - 20,000 SF RETAIL/OFFICE



DESTINATION FORT COLLINS

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.





**DOWNTOWN
FORT COLLINS**



POUDRE RIVER

WHITEWATER PARK

Located just north of Old Town, kayakers, tubers and kids of all ages can enjoy the Poudre River and all it has to offer. This park brought the river back to a more natural state, helps connect the river to downtown, provides safe access to the river, and improved the river floodplain.

AREA ATTRACTIONS





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