

3307
SOUTH COLLEGE
AVENUE

UNIT 112 & UNIT 115B
FORT COLLINS, CO 80525

CRYSTAL GARDENS SHOPPING CENTER
RETAIL SPACES AVAILABLE FOR LEASE

EXCLUSIVE LEASING AGENT



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SOUTH COLLEGE
AVENUE
UNIT 112 & UNIT 115B

AVAILABLE UNITS:

UNIT 112: 2,364 SF

UNIT 115B: 3,160 SF

LEASE RATE: \$14.00/SF | NNN

EXPENSES: \$8.40/SF

SIGNAGE: MONUMENT AND BUILDING

PARKING: 170 SPACES

BUILDING SIZE: 46,953 SF

ZONING: COMMERCIAL

EXCLUSIVE LEASING AGENT

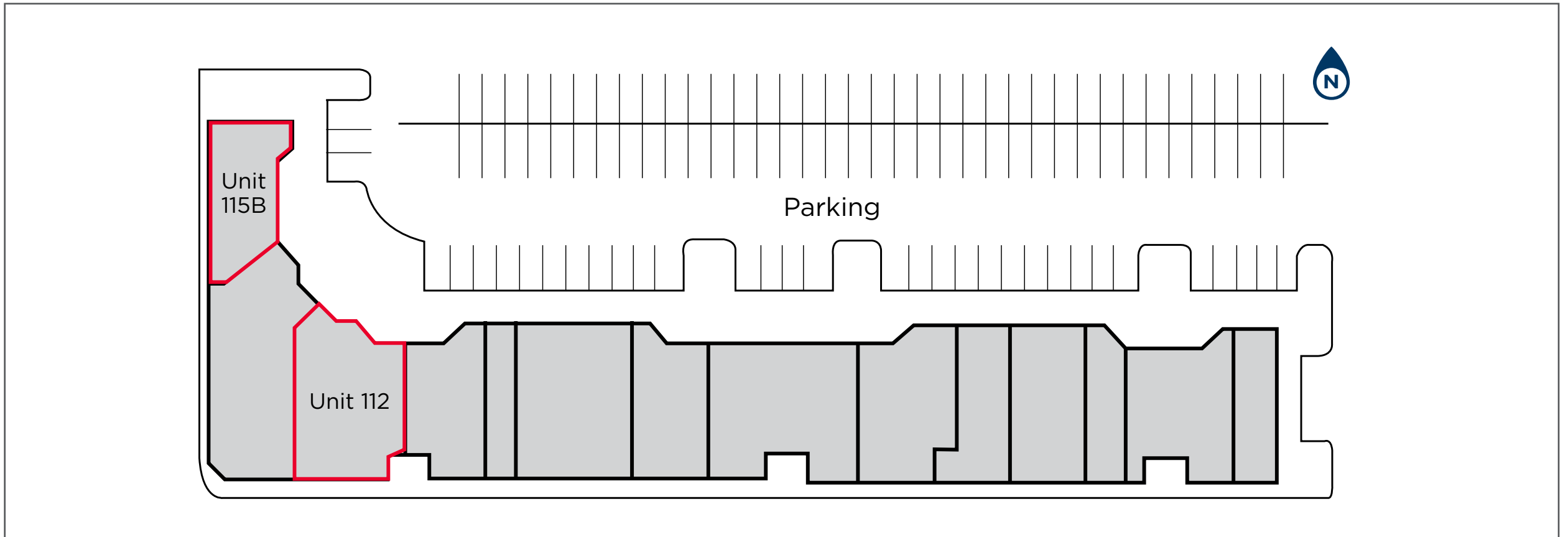


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PROPERTY SUMMARY

This affordable retail shopping center offers two available units: 112, a salon-ready unit and 115B, an end-cap retail unit. Both units are situated in the highly trafficked and well-established Crystal Gardens Shopping Center. Conveniently located on College Avenue across from the Shops at Foothills Mall and directly adjacent to the pedestrian underpass, this premium location benefits from heavy foot traffic and is serviced by the Max Bus Transit line, connecting midtown with downtown Fort Collins, making it an ideal retail destination.

SITE PLAN CRYSTAL GARDENS SHOPPING CENTER



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AVENUE | UNIT 112

AVAILABLE FOR LEASE
2,364 SF



UNIT HIGHLIGHTS



Open space for cutting stations & water hookups for sinks



Modern finishes and accent lighting



6 private office/treatment rooms

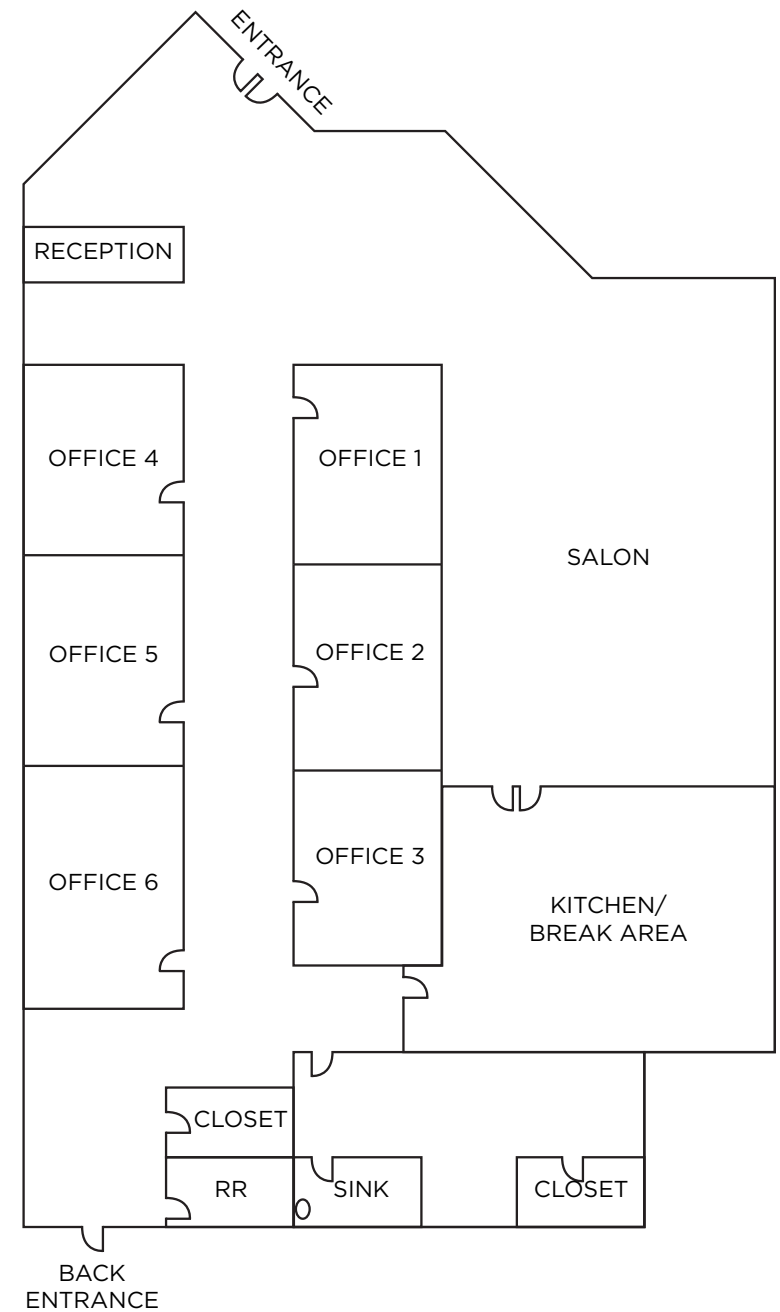


Ideal location next to Young's Café

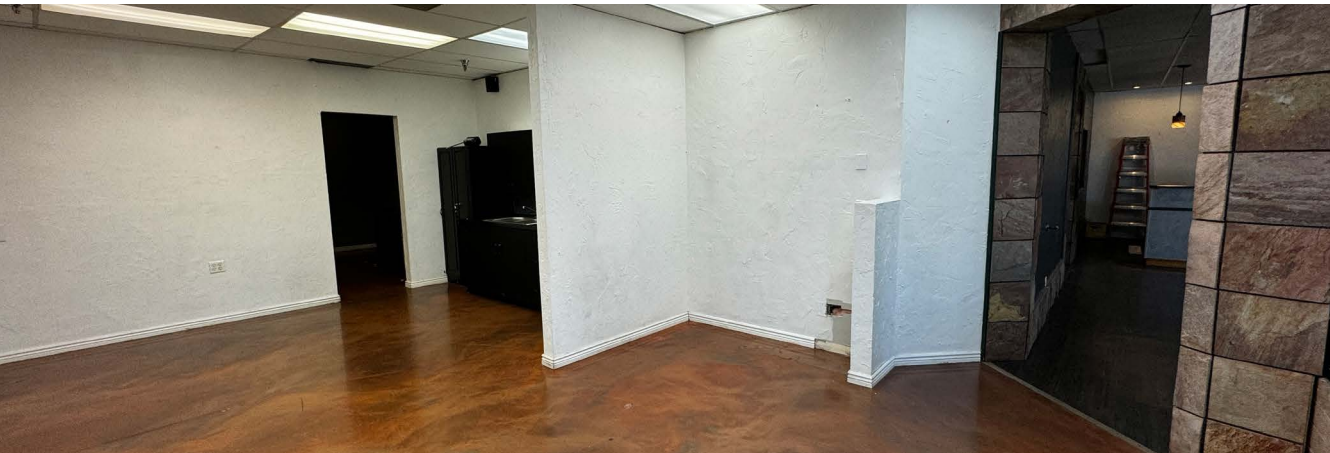


Reception area, private restroom, kitchen/break room, and storage space

FLOOR PLAN



PHOTOS | UNIT 112

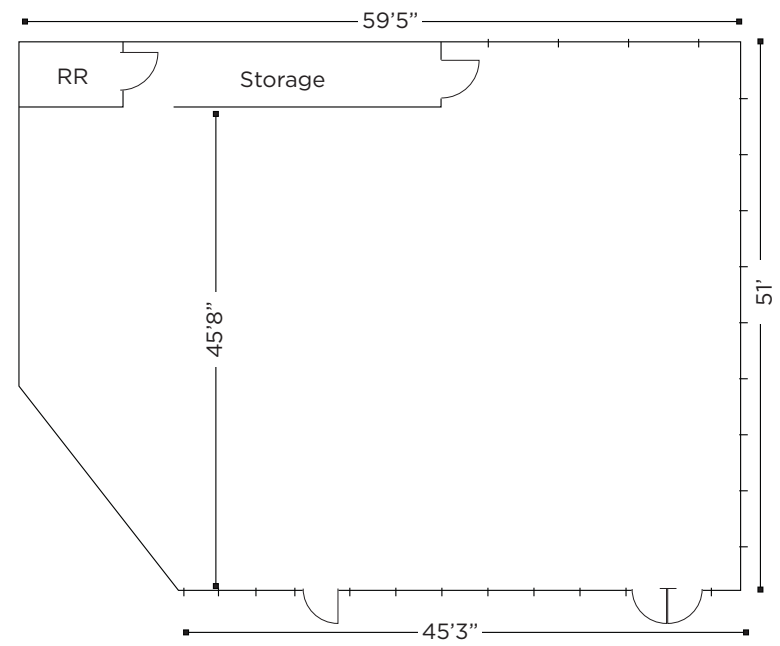




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AVENUE | UNIT 115B

AVAILABLE FOR LEASE
3,160 SF

FLOOR PLAN



UNIT HIGHLIGHTS



Open retail area, storage, and private restroom



Accent lighting near display window



Large, end cap unit



Ideal location next to Young's Café

PHOTOS | UNIT 115B





DEMOGRAPHICS CoStar, 2023

	1 Mile	3 Miles
2023 Population	15,089	116,351
2023 Daytime Employees	12,252	66,667
2023 Households (HH)	6,917	47,913
2023 Avg. HH Income	\$84,080	\$91,255
Proj. Pop. Growth '23-'28	0.4%	0.4%
Proj. HH Growth '23-'28	0.5%	0.4%

TRAFFIC COUNTS CDOT 2023/CoStar 2023

Intersection	VPD
College Ave. & Horsetooth Rd.	61,080
College Ave. & Foothills Pkwy.	42,412
College Ave. & Swallow Rd.	46,906

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