

**CRYSTAL GARDENS SHOPPING CENTER**

3307 SOUTH COLLEGE AVENUE | UNIT 115B

FORT COLLINS, COLORADO 80525

**END CAP RETAIL AVAILABLE**



**3,160 SF RETAIL SPACE AVAILABLE FOR LEASE**

**Lease Rate: \$14.00/SF NNN | NNN Expenses: \$7.60/SF**

This affordable retail space is located in the highly trafficked and well-established Crystal Gardens Shopping Center. Conveniently situated on College Avenue across from the Shops at Foothills Mall and directly adjacent to the pedestrian underpass, this premium location is serviced by the Max Bus Transit line connecting midtown with downtown Fort Collins, making this a prime retail location.

**PROPERTY FEATURES**

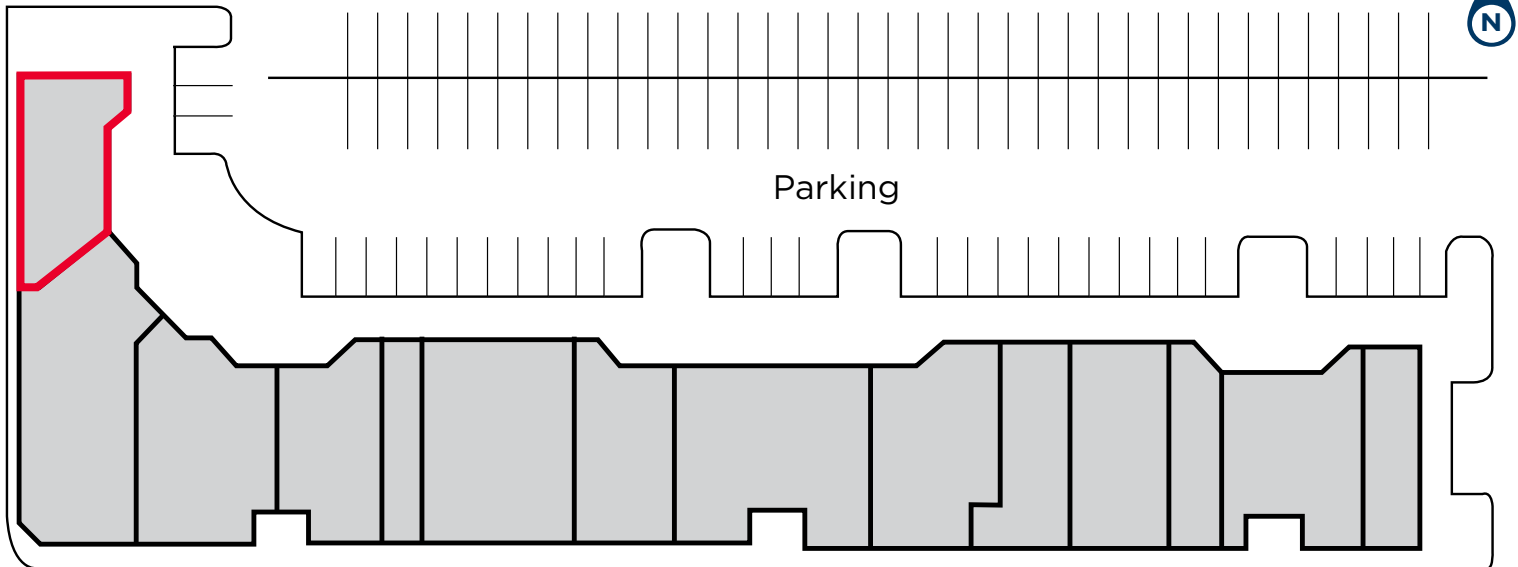
<b>Building Size</b>	46,953 SF
<b>Available Size</b>	Unit 115B: 3,160 SF
<b>YOC</b>	1987
<b>Parking</b>	170 Spaces
<b>Signage</b>	Monument and building
<b>Zoning</b>	Commercial

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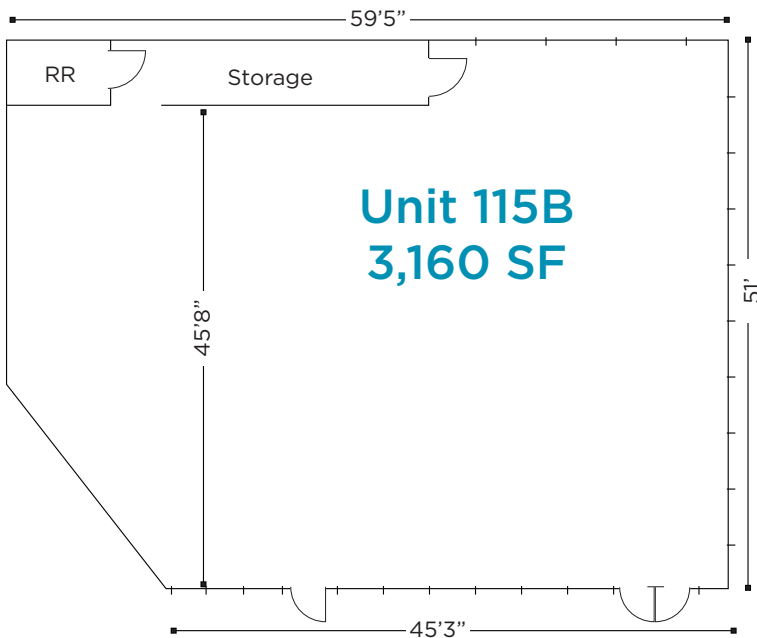
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**SITE PLAN | CRYSTAL GARDENS SHOPPING CENTER**

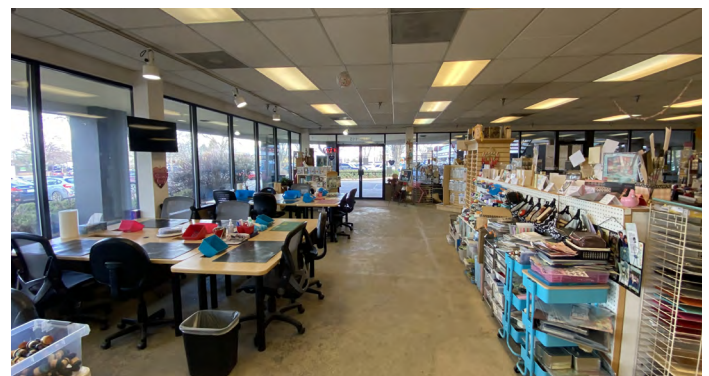


**FLOOR PLAN UNIT 115B | 3,160 SF**



**PROPERTY HIGHLIGHTS**

- Space includes open retail area, storage, and private restroom
- Large, end-cap unit
- Accent lighting near display window
- Strong co-tenants including Young's Cafe and The Haunted Game Cafe



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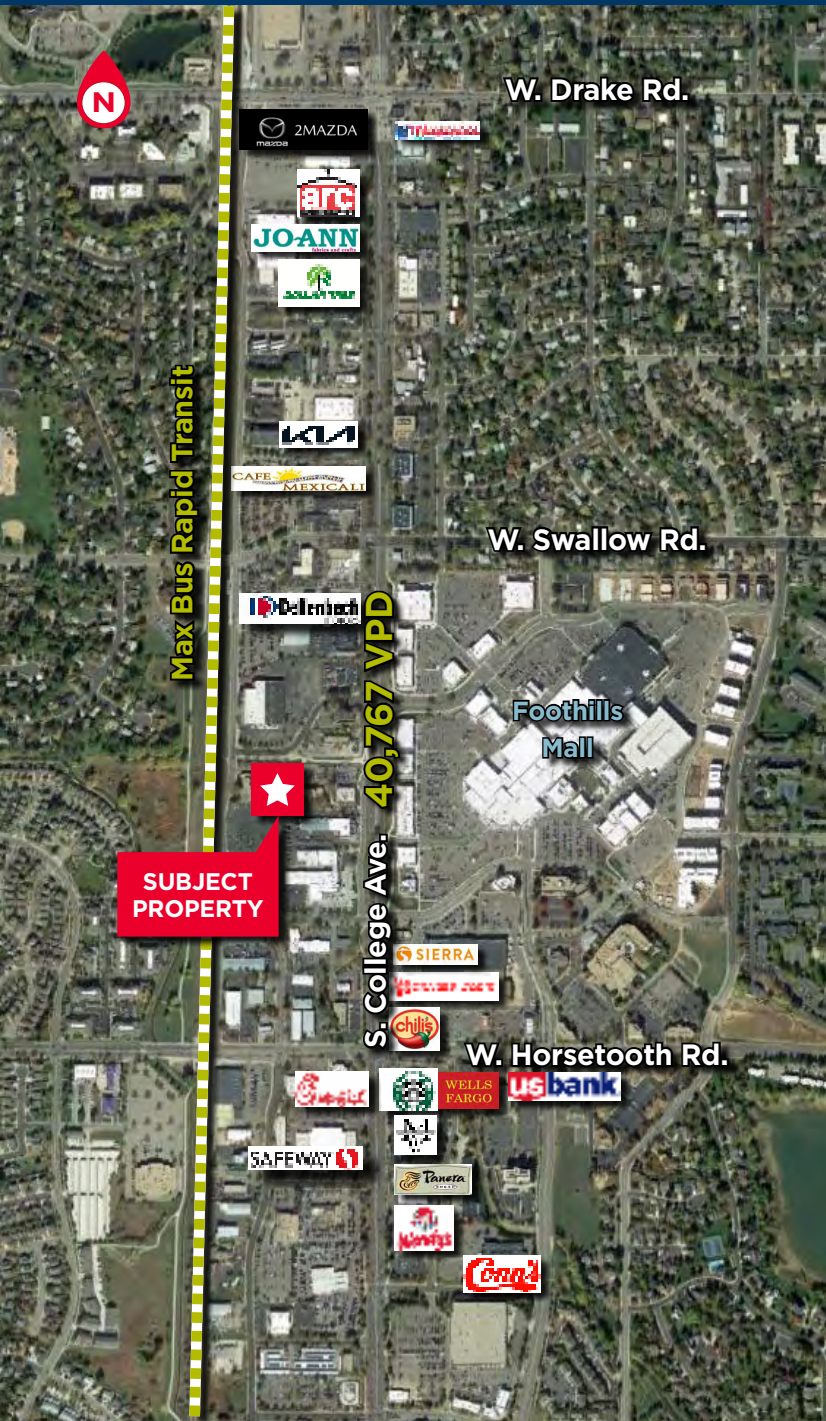
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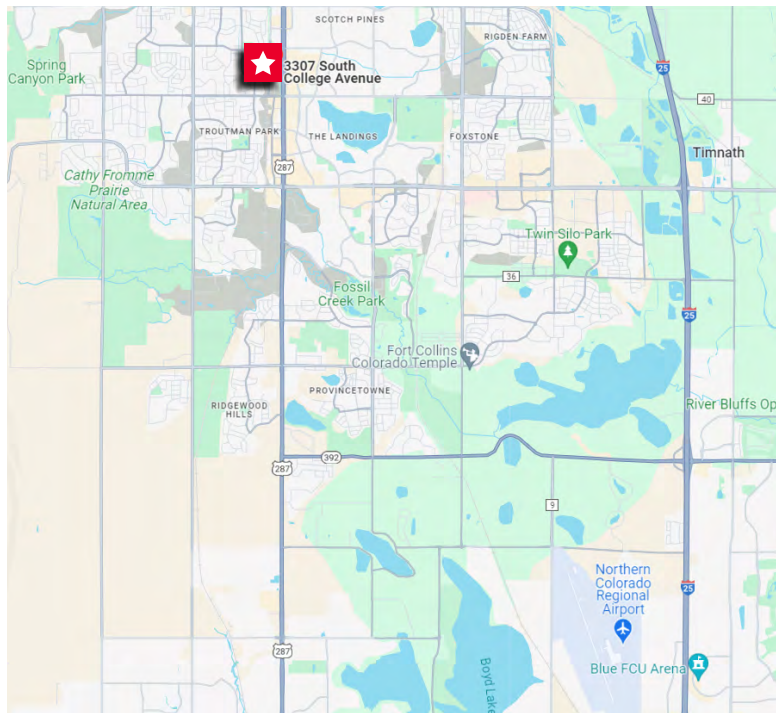


**DEMOGRAPHICS** CoStar, 2023

	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



For more information, please contact:

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