

IMPROVED PRICING**7,135 SF FREESTANDING RETAIL BUILDING**

Sale Price: \$1,400,000 (\$196/SF) | Lease Rate: \$12.00/SF NNN

PROPERTY HIGHLIGHTS

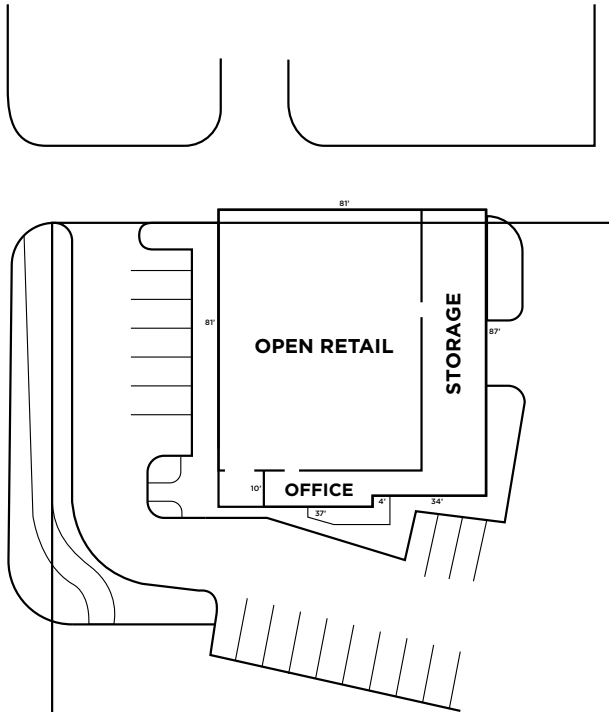
Free-standing retail or restaurant opportunity located on North College Avenue in Fort Collins, adjacent to downtown and the new kayak park portion of the Poudre River. This property was formerly home to First Cash Pawn, presents an open interior with perimeter parking and a loading area in the rear. Tremendous building and monument signage.

- Adjacent to planned 70-unit townhome development
- Building Size: 7,135 SF
- Lot Size: 0.46 acres
- Zoning: [C-S Service Commercial](#)
- Parking Ratio: 2.71 : 1,000 SF
- Frontage: 135' along N College
- Taxes \$4.18/SF | Insurance \$0.93/SF
- RTUs replaced in 2023
- Roof replaced in 2020

COLLEGE AVENUE RETAIL BUILDING

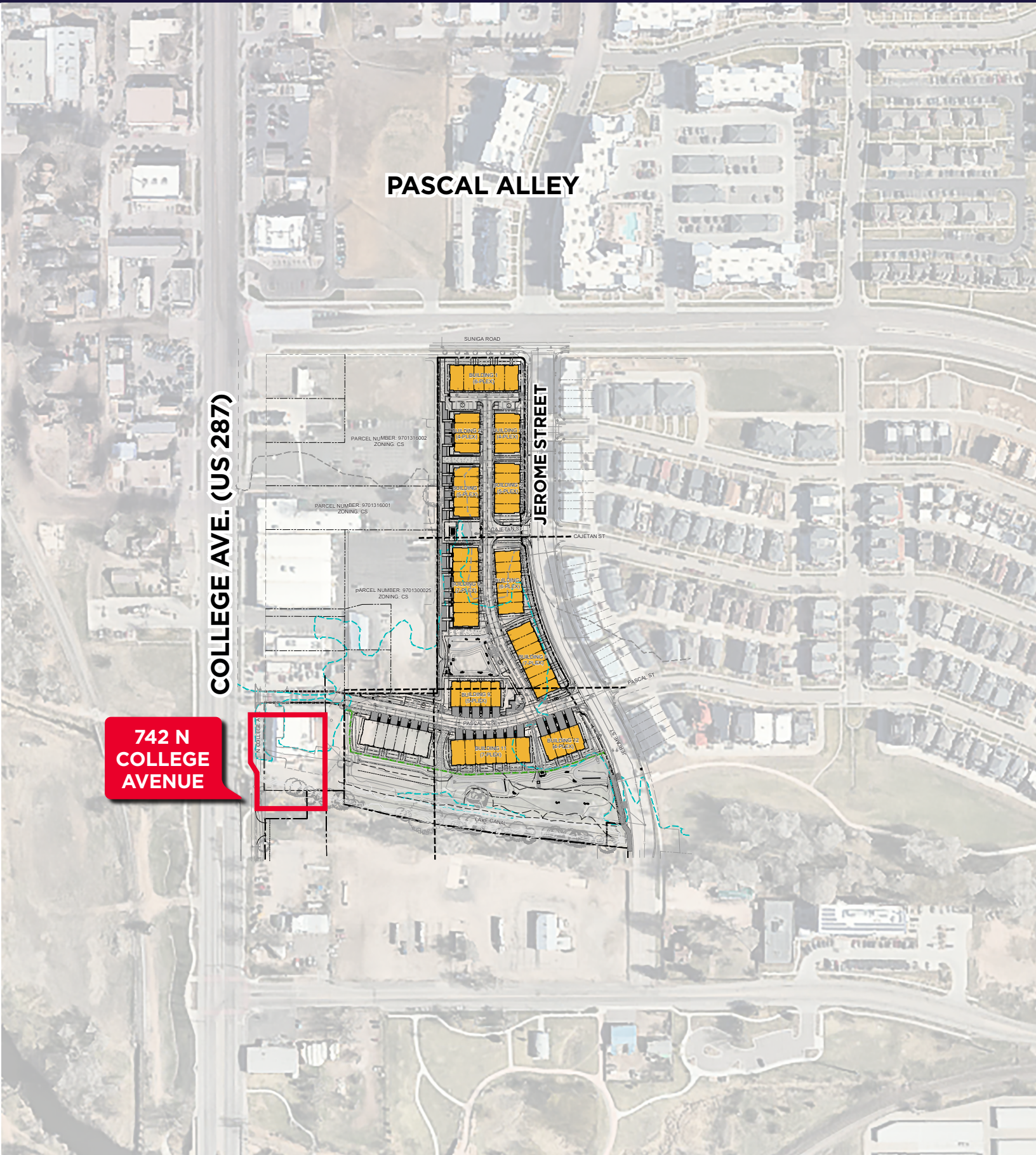
SITE PLAN

NORTH COLLEGE AVENUE



AVAILABLE FOR SALE OR LEASE

ADJACENT PLANNED 70-UNIT TOWNHOME DEVELOPMENT



PASCAL ALLEY

COLLEGE AVE. (US 287)

SUNIGA ROAD

JEROME STREET

PARCEL NUMBER: 970131002
ZONING: CS

PARCEL NUMBER: 970131001
ZONING: CS

PARCEL NUMBER: 970130025
ZONING: CS

**742 N
COLLEGE
AVENUE**



PASCAL ALLEY

CAJETAN ST

PASCAL ST

JEFFERSON

CAJON CANAL

742 N. COLLEGE AVENUE

FORT COLLINS, COLORADO 80524



FORT COLLINS

ABOUT 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.

Other factors that attribute to the entrepreneurial climate of Fort Collins are Colorado State University's College of Business and its Institute for Entrepreneurship Center and the Rocky Mountain Innosphere, helping new clean energy, technology, and scientific startup companies get started.

MAJOR EMPLOYERS

- Advanced Energy Industries, Inc.
- Anheuser Busch
- Banner Health
- Colorado State University
- Columbine Health Systems
- Hewlett-Packard Enterprise
- Kaiser Permanente
- Platte River Power Authority
- University of Colorado Health
- Water Pik
- Woodward
- Xcel Energy Co.

DEMOGRAPHIC HIGHLIGHTS

- As of 2023 the region's population increased by 5.4% since 2018, growing by 10,770. Population is expected to increase by 5.1% between 2023 and 2028, adding 10,710.
- From 2018 to 2023, jobs increased by 3.1% in 9 Colorado ZIPs from 121,908 to 125,642. This change fell short of the national growth rate of 4.5% by 1.4%.

Source: EMSI, 2025



2024 Total Population

172,581



2024 Total Households

70,117



2024 Median Household Income

\$85,166

Source: Esri, 2024

AVAILABLE FOR SALE OR LEASE

742 N. COLLEGE AVENUE

FORT COLLINS, COLORADO 80524



DEMOGRAPHICS

Source: CoStar, 2025

	1 Mile	3 Miles	5 Miles
2024 Population	9,371	77,395	146,375
2024 Households	4,306	30,528	59,613
Avg. Household Income	\$75,639	\$80,130	\$90,663
Daytime Population	16,678	48,551	80,185

TRAFFIC COUNTS

Source: CDOT, 2023

	VPD
College Avenue/Highway 287	28,804



For more information, please contact:

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