

FOR SUBLEASE | 1,350 SF PRIME RETAIL SUITE AVAILABLE

# 250 E HARMONY ROAD

UNIT F-7 | FORT COLLINS, CO 80525



**Lease Rate:** \$34.00/SF NNN

**Est. NNN Expenses:** \$11.18/SF

**Sublease Expiration:** June 30, 2026





# BUILDING HIGHLIGHTS



**BUILDING SIZE**  
12,190 SF (Bldg F)



**AVAILABLE SIZE**  
1,350 SF



**YEAR BUILT**  
2001



**PARKING**  
45 (Bldg F)  
1,300+ (Shopping Center)



**SIGNAGE**  
Building & Monument



**WALK SCORE**  
73 - Very Walkable



**ZONING**  
H-C

## SITE PLAN



### SHOPPING CENTER CO-TENANTS:





## 250 E HARMONY ROAD

This retail suite is available for sublease in the highly desirable shopping center on Harmony Road and College Ave, anchored by King Soopers, Petsmart, and Home Depot and with popular co-tenants including Qdoba and Starbucks in the same building. This area boasts heavy foot traffic with a "Very Walkable" score of 73, as well as excellent access to Fort Collins on Highway 287/College Avenue and to I-25 from Harmony Road. With ample parking available and countless amenities nearby, this is an ideal space for any retail user.

### PROPERTY HIGHLIGHTS:

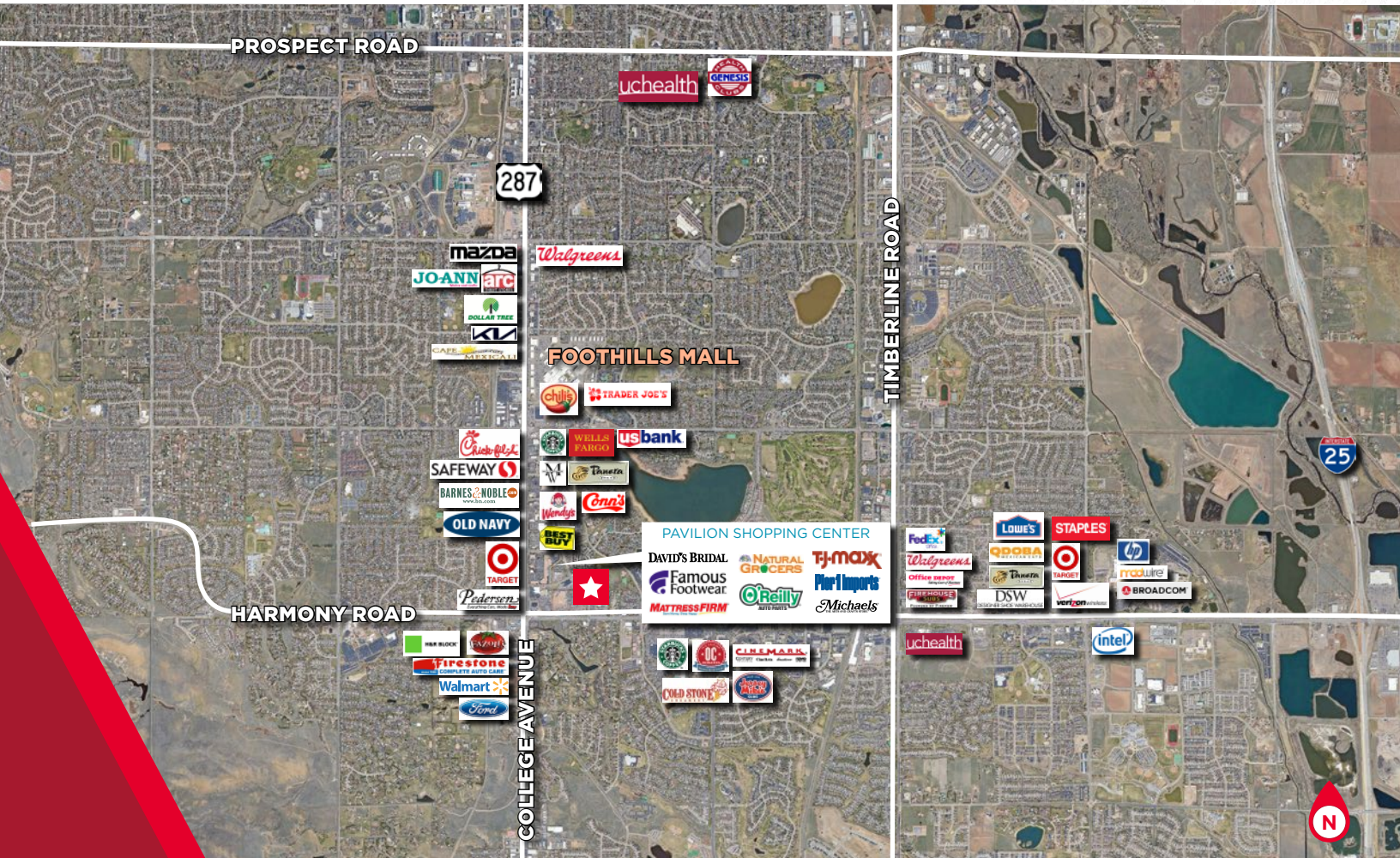
- Ideal location offering heavy foot traffic and strong co-tenants
- Ample parking available with 45 surface spaces dedicated to Bldg F and over 1,000 surface spaces for the shopping center
- High visibility with building signage and pylon signage available
- Easy access to Fort Collins and Loveland from Hwy 287/College Ave, and I-25 from Harmony Rd



# DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2023 Population	9,227	92,443	165,236
2028 Proj. Population	9,352	93,985	168,541
2023 Households (HH)	4,518	38,260	66,973
Avg. HH Income	\$98,900	\$105,082	\$94,129
Daytime Employees	10,742	48,298	94,851

	Vehicles Per Day
Harmony Rd & College Ave	40,357
Harmony Rd & JFK Pwy	8,941
Harmony Rd	34,267



## Contact

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