

2,400 SF RETAIL/OFFICE  
SPACE AVAILABLE

2170  
W DRAKE  
ROAD

DRAKE CROSSING

FORT COLLINS, CO 80526

Walgreens

Audra Rose  
FLOWER & FLOWERS DELIVERY

SUBWAY

YUNGS

Celestial Skin & Spa

T Nails Spa

Tutoring Club

DAYLIGHT MASSAGE

INTERSECT  
BREWING

TEN  
24  
FITNESS

dot  
Best  
JOSEPHS'  
HARDWARE & HOME CENTER

SAFeway

Maya Cove

fnbo

Poudre Pet &  
Feed Supply

Pringles

EXCLUSIVE LEASING AGENT

CUSHMAN &  
WAKEFIELD



2170  
W DRAKE  
ROAD

## RETAIL/OFFICE SPACE

AVAILABLE SIZE	Suite B3/4 2,400 SF
LEASE RATE	\$16.00/SF NNN
NNN	\$10.16/SF

## PROPERTY HIGHLIGHTS

- Anchored by Safeway & Walgreens
- Signalized Intersection with combined  $\pm 40,000$  VPD
- National & Regional Credit Tenants
- Building & Monument Signage
- High Traffic Neighborhood Shopping Center





2170  
W DRAKE  
ROAD



# 2170 W DRAKE ROAD

FORT COLLINS, CO 80526

## DIVERSE TENANT MIX



# 2170 W DRAKE ROAD

FORT COLLINS, CO 80526

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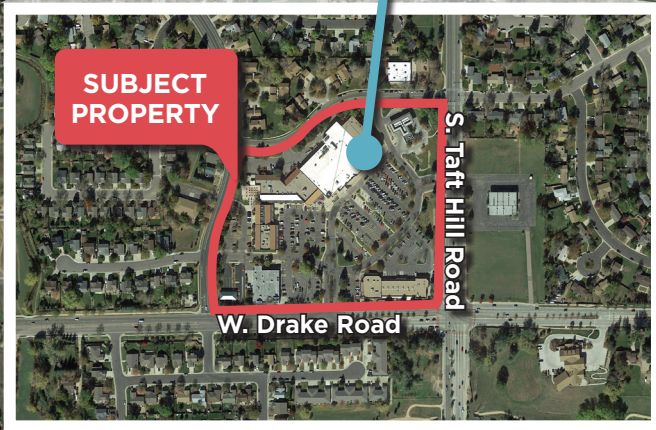
**Ram's Village Apartments**

SONIC  
Wendy's  
7-ELEVEN  
STARBUCKS  
PASTA  
AMERICA'S  
PIZZA HUT

Pizza Hut  
BURGER KING  
RAIN TREE ATHLETIC CLUB  
TAKYO'S  
QDOBA MEXICAN EATS  
TONY'S PIZZERIA

KING Soopers  
OfficeMax  
petco  
BIG 5 SPORTING GOODS  
WHOLE FOODS MARKET  
WILBUR'S TOTAL BEVERAGE WINE & SPIRITS

Walgreens  
SUBWAY  
INTERSECT BREWING  
First National Bank  
TON24 FITNESS  
SAFEMART  
T Nails Spa  
Tutoring Club  
Poudre Pet & Feed Supply  
JOSEPH'S HAIRWARE & YOGA CENTER  
Pringles  
YUNCOS  
MAYA COVE  
MASSAGE  
Celestial Skin ex Spa



DEMOGRAPHICS	Costar, 2024		
	1-Mile	3-Mile	5-Mile
2024 Population	12,245	92,244	153,818
Annual Growth (2024-2029)	1.1%	1.2%	1.1%
Avg. Household Income	\$94,216	\$83,922	\$94,256
Daytime Population	1,012	36,276	93,153
TRAFFIC COUNTS	CDOT, 2023		
West Drake Road	19,394 VPD		
South Taft Hill Road	19,633 VPD		