

FOR LEASE



RETAIL SPACE FOR LEASE

3501 SOUTH MASON STREET, SUITE 6

Fort Collins, Colorado

TURNKEY SALON SUITE IN MIDTOWN



AVAILABLE NOW

Property Overview

Suite 6 sits within a multi-tenant retail and flex space on the west side of South Mason Street in Midtown Fort Collins, one block off the South College Avenue corridor and immediately north of Foothills Mall. The suite holds its own storefront entry off Mason Street, with glass frontage and private signage that give it independent street presence. The interior is a finished personal-service build-out, move-in ready for the next operator. An open main floor carries perimeter chair stations with shelved counters and plumbing lines already in place. A sun-filled reception and waiting area fronts the storefront. A private ADA restroom with washer and dryer connections already in place, plus three private rooms suited for dedicated workstations, a break room, or professional product storage.



SPACE SPECIFICATIONS ¹



\$2,600 /MO

LEASE RATE



1,300 SF

SUITE 6 AREA



±11,150 SF

BUILDING AREA



1972

YEAR BUILT



Shared Lot

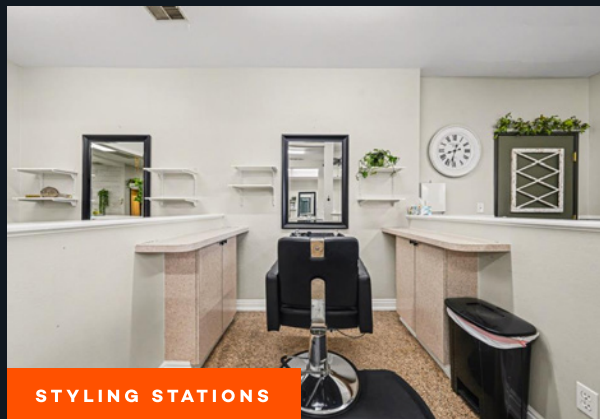
SURFACE PARKING

¹ Source: LoopNet property record drawn from Larimer County Assessor data, "3501 S Mason St, Fort Collins, CO 80525 — APN/Parcel ID: 97264-14-025", retrieved 2026-08-03.

Suite Facts

ADDRESS	3501 South Mason Street, Suite 6, Fort Collins, CO 80525
SUBMARKET	Midtown Fort Collins
PROPERTY TYPE	Multi-tenant retail / flex
YEAR BUILT	1972 ¹
BUILDING AREA	±11,150 SF (entire building) ¹
PARCEL ID	97264-14-025 ¹
SUITE 6 AREA	1,300 SF
SUITES IN BUILDING	6 small-format suites
SUITE ENTRY	Dedicated storefront entry with McClelland Drive frontage; South Mason Street exposure
PARKING	Shared surface lot accessed off McClelland Drive

¹ Source: LoopNet property record drawn from Larimer County Assessor data, "3501 S Mason St, Fort Collins, CO 80525 — APN/Parcel ID: 97264-14-025", retrieved 2026-08-03.



Floor Plan & Room Schedule



FLOOR PLAN WALKTHROUGH

The floor plan opens from a south-facing reception area into a waiting area with ADA bathroom access. Seven stations run along the perimeter walls, keeping the center of the room open and lively. Three private suites are suited for treatment services, color processing, or a second revenue line.

ROOM SCHEDULE

ROOM	APPROX. DIMENSIONS	LEVEL	USE
Open salon floor	24 ft 1 in x 21 ft 3 in	Main	Seven perimeter stations, open center floor
Secondary room	11 ft 6 in x 16 ft 0 in	Main	Private room — treatment or color processing
Private restroom	5 ft 9 in x 10 ft 3 in	Main	ADA restroom, washer and dryer connections
Entry vestibule	5 ft 6 in x 8 ft 9 in	Main	South-facing reception and waiting area
Private rooms	not dimensioned	Main	Dedicated workstations, break room, or product storage

Lease Summary & Highlights

Suite 6 at 3501 South Mason Street is offered at \$2,600.00 per month and is move in ready. The suite delivers a finished salon build-out — 7 open stations and 3 private rooms, with washer and dryer connections already in place — so the incoming operator opens on day one rather than carrying a build period. Dual visibility from South Mason Street and McClelland Drive puts the storefront in front of two circulation routes serving the Midtown retail node. For an independent stylist group, a franchise unit, or an adjacent personal-service concept, this is a turnkey entry into one of Fort Collins’ deepest-income trade areas.

LEASE TERMS

LEASE RATE	\$2,600.00 per month
AVAILABLE	Move in ready
SPACE TYPE	Retail / personal service, salon build-out
SUITE SIZE	1,300 SF
IMPLIED RATE	~\$24.00/SF/yr
PARKING	Shared surface lot; 3 reserved spaces for the suite
ZONING	C-G, General Commercial — personal service permitted ²
YEAR BUILT	1972 ¹
TRAFFIC COUNTS	~11,000 AADT on South Mason Street; ~4,500 AADT on McClelland Drive ³

- 1

Move-in ready, zero downtime
finished build-out means no permit cycle, no contractor, no dark months.
- 2

7 open stations and 3 private rooms
seven perimeter stations plus three private rooms for treatment, color, or a second revenue line.
- 3

Complete back of house
reception, waiting area, and a private ADA restroom already framed and finished.
- 4

Washer and dryer connections in place
on-site laundry avoids the recurring linen-service line item.
- 5

Dual-frontage visibility
exposure from both South Mason Street and McClelland Drive.
- 6

Midtown position
adjacent to the Foothills Mall retail node and one block off South College Avenue.
- 7

Three reserved parking spaces
dedicated stalls assigned to the suite in the shared surface lot.

¹ Source: LoopNet property record drawn from Larimer County Assessor data, retrieved 2026-08-03. ² Zone district estimated from the property's position in the South College / Midtown commercial corridor; confirm at City of Fort Collins Zoning Lookup, retrieved 2026-08-03. ³ Counts estimated from corridor context pending a segment-level pull. Source: City of Fort Collins Open Data Traffic Counts Map and CDOT OTIS, retrieved 2026-08-03.

Demographics

The trade area is built on household income as much as density. Within one mile of the suite sit 6,672 households at a median household income of \$81,512; three miles widens the base to 45,691 households at \$89,255, and five miles to 73,367 households at \$93,668. Median income climbs with every ring, reaching \$100,939 across the ten-mile trade area — a gradient that supports discretionary personal-service spending.

	1 MI	3 MI	5 MI	10 MI
POPULATION	13,599	108,584	173,364	293,967
HOUSEHOLDS	6,672	45,691	73,367	122,906
MEDIAN HH INCOME	\$81,512	\$89,255	\$93,668	\$100,939
AVG. HH INCOME	\$90,362	\$105,235	\$112,326	\$121,032
AGES 18–64	9,907	78,176	121,852	192,140
AGES 65+	1,932	14,430	23,505	47,611
BACHELOR'S+	54.6%	59.4%	59.3%	55.4%
MEAN COMMUTE	22.5 min	20.1 min	21.3 min	23.7 min

Education and workforce depth reinforce it. Between 54.6 and 59.4 percent of adults in the four rings hold a bachelor's degree or higher, and 121,852 residents within five miles are of working age. Mean commutes run 20.1 to 23.7 minutes, keeping daily-needs and service trips inside the trade area.¹

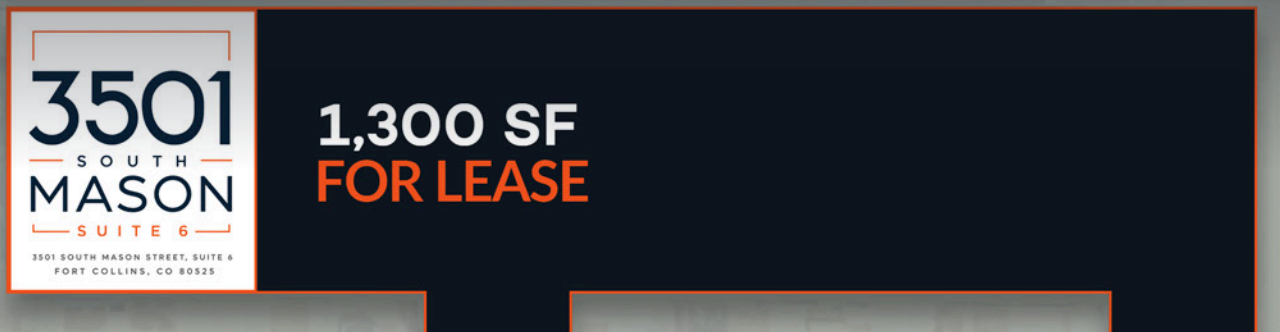


¹ All ring figures: American Community Survey five-year estimates, 2020–2024, tabulated at block-group level for the 1-, 3-, 5- and 10-mile radii centered on 3501–3509 South Mason Street, Fort Collins, CO.

Site Plan

MCCLELLAND DR

S MASON ST



PLAN ANNOTATIONS

SUBJECT SUITE	SUITE 6 — AVAILABLE
SUITE AREA	1,300 SF
WEST FRONTAGE	MCCLELLAND DRIVE
EAST FRONTAGE	SOUTH MASON STREET
PARKING	SHARED SURFACE PARKING

Suite 6 is a 1,300 SF storefront bay in the multi-tenant building at 3501 South Mason Street, with its own entry and frontage on the McClelland Drive elevation, South Mason Street exposure to the east, and shared surface parking accessed off McClelland.

Parcel geometry follows Larimer County Assessor parcel 97264-14-025.¹

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MIDTOWN FORT COLLINS

Location & Neighboring Retail

3501
SOUTH
MASON
SUITE 6
3501 SOUTH MASON STREET, SUITE 6
FORT COLLINS, CO 80525

Loaf'N Jug

LOUNGE
HIBACHIS



W Horsetooth Rd



Olive Garden

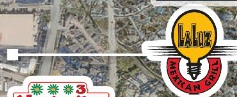
YAMPA
SANDWICH CO.



S College Ave

~37,860 VPD

Walgreens



SUNSHINE KOREAN BBQ

MERLE NORMAN



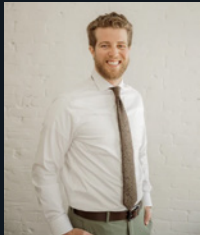
The suite sits inside the Midtown Fort Collins retail corridor, adjacent to the Foothills Mall node and one block west of South College Avenue, the city's primary commercial spine. National and regional retail, grocery, fitness, and food-and-beverage operators cluster within a half mile of the storefront, doing customer-acquisition work an isolated location cannot.



FOR MORE INFORMATION

Contact & About Level Real Estate

For additional information or to schedule a tour of Suite 6, contact the listing team.



Tom Kaiser

COMMERCIAL ASSET MANAGER & BROKER

(720) 280-5036

tom@level-re.com

level-re.com



Luke McFetridge

LEVEL REAL ESTATE

(970) 692-1310

luke@level-re.com

level-re.com

ABOUT LEVEL REAL ESTATE

Level Real Estate is a Fort Collins-based commercial brokerage advising owners, investors, and tenants across northern Colorado. The firm handles leasing, sales, and tenant representation for retail, office, industrial, and land assets, with a working knowledge of the Fort Collins and Larimer County submarkets that comes from transacting in them daily. Tours of Suite 6 are available by appointment.

This offering is provided for informational purposes and does not constitute an offer to lease. Information is drawn from sources believed reliable but is not guaranteed; prospective tenants should conduct their own due diligence. All terms are subject to change or withdrawal without notice.