

RETAIL SPACE
FOR SALE

6520

S. COLLEGE AVE

FORT COLLINS, CO



CBRE

PROPERTY OVERVIEW

PROPERTY OVERVIEW

6502 S College Avenue is a well-located retail property positioned along Fort Collins' primary north-south commercial corridor (US 287 / South College Avenue). The asset offers strong visibility, direct frontage, and convenient access, benefiting from consistent daily traffic and excellent signage exposure.

Situated within an established commercial node, the property is surrounded by dense residential neighborhoods and a complementary mix of retail and service users, supporting steady consumer demand. Its location serves as a key connector between Fort Collins and Loveland, providing broad regional accessibility and reinforcing long-term tenant viability.

The site is well-suited for a variety of retail, showroom, or service-oriented uses, with functional on-site parking, covered outdoor patios, and efficient ingress/egress. Additionally, the property's position along a high-growth corridor and within a mature infill submarket provides meaningful long-term value, including potential for repositioning or redevelopment.



Address

6520 S. College Ave, Fort Collins, CO 80525



Market/Submarket

Northern Colorado



Price

\$2,250,000.00



Square Footage

7,482 SF



Lot Size

1.37 Acres



Year Built

1974



Year Renovated

1997



Taxes

\$57,297.64

PHOTOS



AREA DEMOGRAPHICS



HOUSEHOLDS

	2 MILES	5 MILES	10 MILES
2020 Households	7,946	56,337	130,496
2025 Households	8,556	56,982	138,128
2030 Household Projection	8,924	58,683	144,103
Annual Growth 2020–2025	2.8%	1.4%	2.2%
Annual Growth 2025–2030	0.9%	0.6%	0.9%
Owner Occupied Households	6,111	35,877	87,209
Renter Occupied Households	2,813	22,806	56,894
Avg Household Size	2.4	2.4	2.4
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$343.3M	\$2.1B	\$5B



INCOME

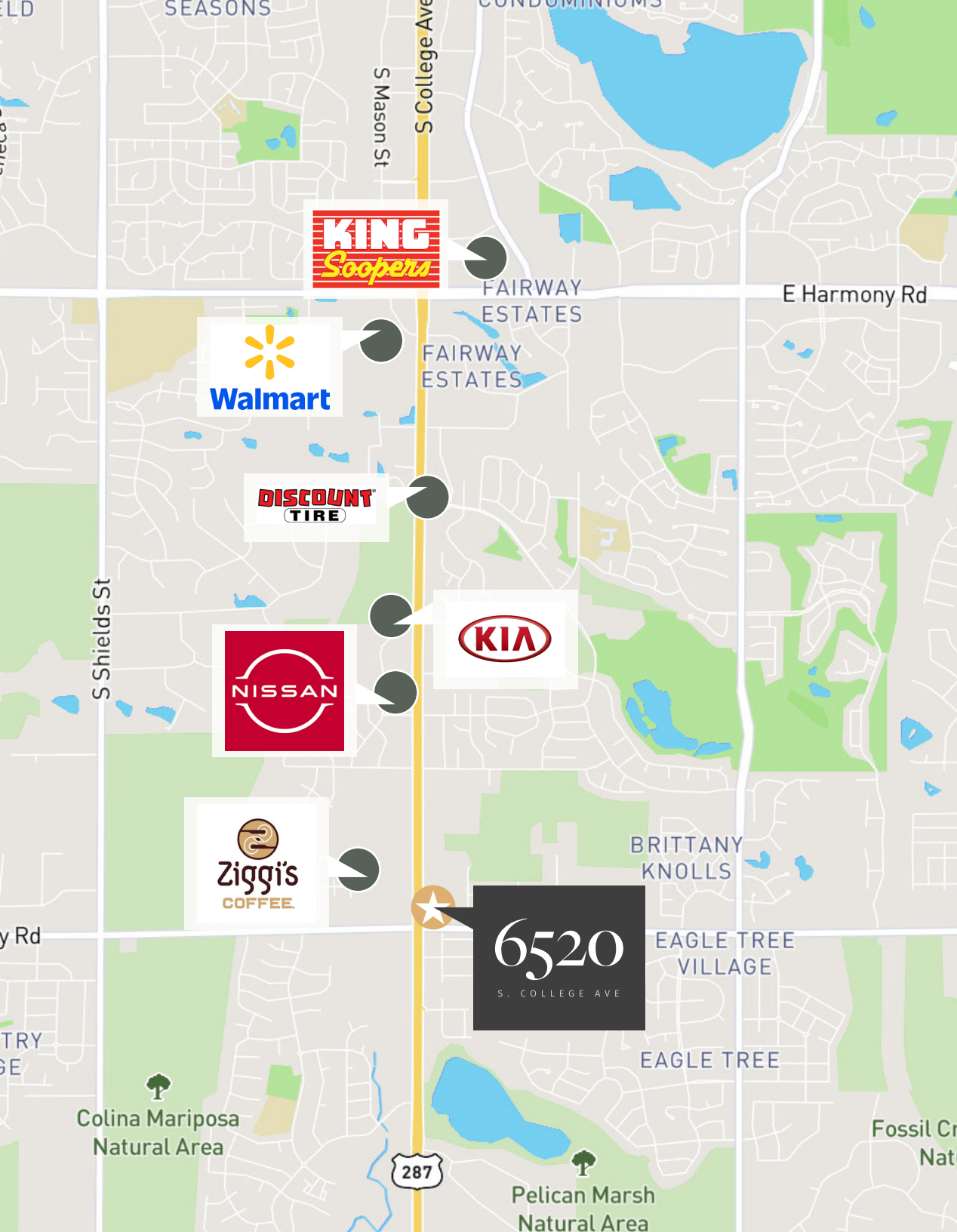
Avg Household Income	\$138,069	\$119,179	\$113,945
Median Household Income	\$113,217	\$94,732	\$88,712
< \$25,000	783	5,968	16,811
\$25,000 – \$50,000	869	8,005	21,125
\$50,000 – \$75,000	1,172	8,865	21,636
\$75,000 – \$100,000	939	7,164	17,307
\$100,000 – \$125,000	976	7,131	16,098
\$125,000 – \$150,000	853	4,570	10,486
\$150,000 – \$200,000	1,210	6,987	15,891
\$200,000+	1,756	8,295	18,776



POPULATION

2020 Population	19,793	137,693	326,186
2025 Population	21,074	139,235	345,533
2030 Population Projection	21,897	143,143	359,876
Annual Growth 2020–2025	1.3%	0.2%	1.2%
Annual Growth 2025–2030	0.8%	0.6%	0.8%
Median Age	41.8	37.9	36.7
Bachelor's Degree or Higher	55%	50%	48%
U.S. Armed Forces	9	208	660





6520

S . C O L L E G E A V E

Wesley Perry
Senior Associate
Lic. # FA.100091594
wesley.perry@cbre.com

CBRE

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.
CMPM 6520 S College Ave_BRO_Perry_v02_RB 06/09/26