

# THE STANDARD AT FORT COLLINS

775 WEST LAKE STREET - FORT COLLINS, CO

MSC



COLORADO STATE UNIVERSITY

±1,500 SF Retail/Restaurant Opportunity Available for Lease



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775 WEST LAKE STREET | FORT COLLINS, CO

±1,500 SF RETAIL/RESTAURANT OPPORTUNITY AVAILABLE FOR LEASE

## CONTACT

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## PROPERTY DETAILS

- ±1,500 SF retail / restaurant opportunity for lease adjacent to Colorado State University
- Single tenant retail space on the ground floor of a 237-unit (782 beds), mixed-use student housing project encompassing over 375,800 square feet
- Great visibility across from Canvas Stadium, home to the CSU football team
- Close proximity to academic buildings and residential student housing, both on and off campus
- Tenant delivery estimated for Fall 2020

The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

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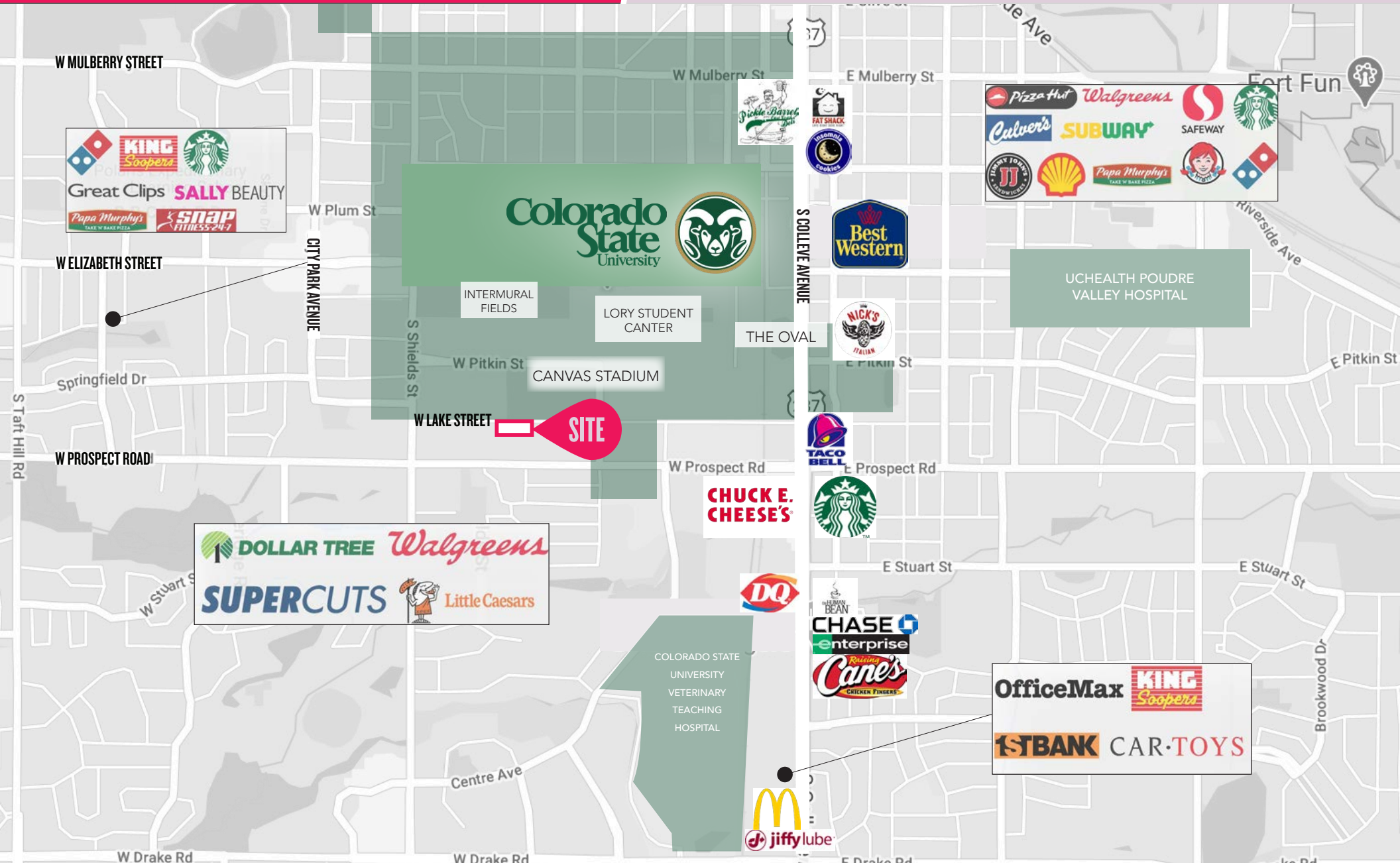
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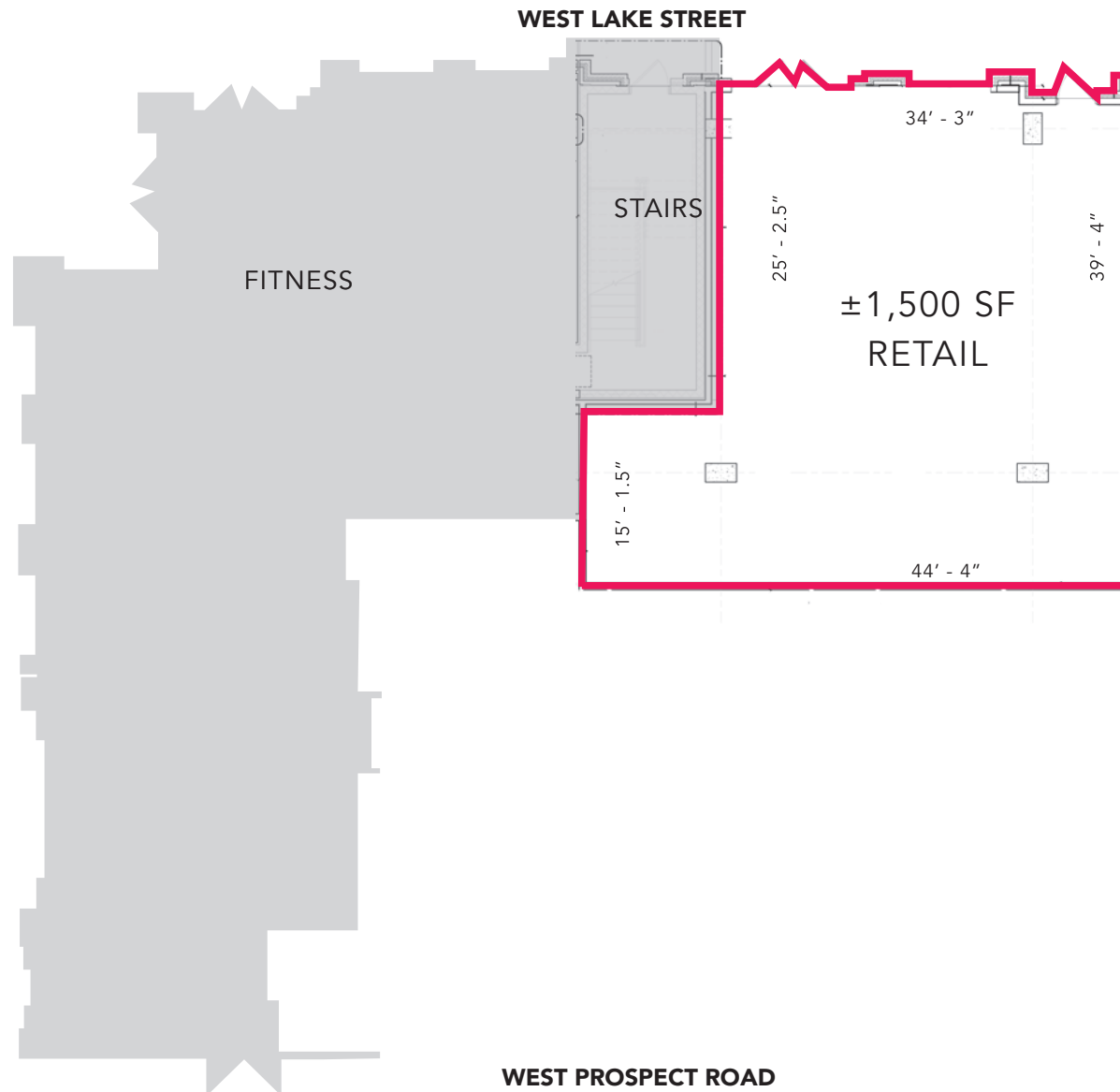
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## EXTERIOR RENDERINGS

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### BUILDING



### RETAIL



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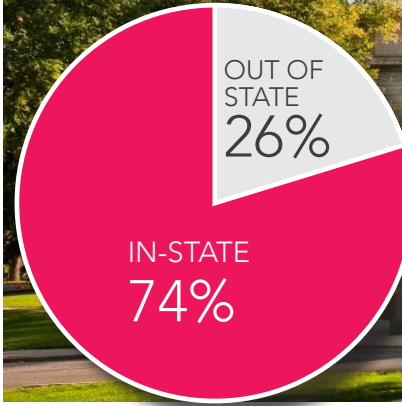
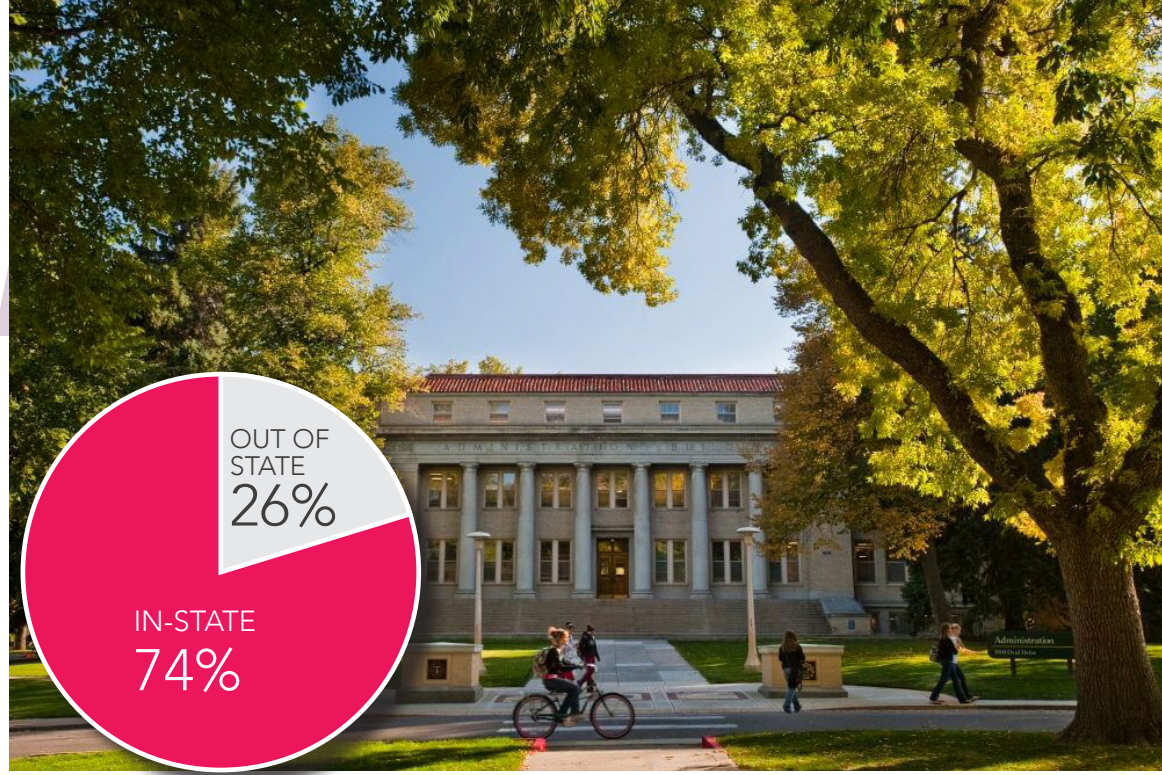
# CSU AT A GLANCE



# 33,413

TOTAL STUDENT POPULATION

Undergraduate	26,400
Graduate	12,200
Non-Degree Seeking	3,000
Faculty/Staff	5,000



## POPULATION SUMMARY

	1 Mile	3 Mile	5 Mile
2019 Estimated Population	22,319	109,916	164,033
2024 Projected Population	23,991	120,520	180,088
Projected Annual Growth 2019 to 2024	1.5%	1.9%	2.0%
Historical Annual Growth 2000 to 2019	1.1%	0.7%	1.2%

## 2019 HOUSEHOLDS BY INCOME

	1 Mile	3 Mile	5 Mile
<\$15,000	22.9%	11.6%	9.6%
\$15,000 - \$24,999	13.5%	9.8%	8.3%
\$25,000 - \$34,999	9.1%	9.4%	8.1%
\$35,000 - \$49,000	15.3%	13.4%	12.6%
\$50,000 - \$74,999	14.9%	17.0%	16.3%
\$75,000 - \$99,999	8.6%	14.1%	15.1%
\$100,000 - \$149,999	9.5%	14.2%	16.1%
\$150,000 - \$199,999	3.7%	6.3%	8.0%
\$200,000+	2.4%	4.4%	5.9%
Average Household Income	\$53,828	\$75,571	\$86,064

## HOUSEHOLD SUMMARY

	1 Mile	3 Mile	5 Mile
2019 Estimated Households	7,935	46,270	68,217
2024 Projected Households	8,640	50,348	74,170
Projected Annual Growth 2019 to 2024	1.5%	1.9%	2.0%
Historical Annual Growth 2000 to 2019	1.6%	1.1%	1.7%
2019 Estimated Total Housing Units	8,097	47,226	69,626
2019 Estimated Owner-Occupied	19.2%	46.3%	53.0%
2019 Estimated Renter-Occupied	78.8%	51.6%	45.0%
2019 Estimated Vacant Housing	2.0%	2.0%	2.0%

## DATA FOR ALL BUSINESSES IN AREA

	1 Mile	3 Mile	5 Mile
2019 Estimated Total Businesses	897	6,571	9,404
2019 Estimated Total Employees	16,647	69,850	101,180

## 2018 MEDIAN AGE

	1 Mile	3 Mile	5 Mile
2019 Median Age	24.4	30.9	32.9

# DEMOGRAPHICS

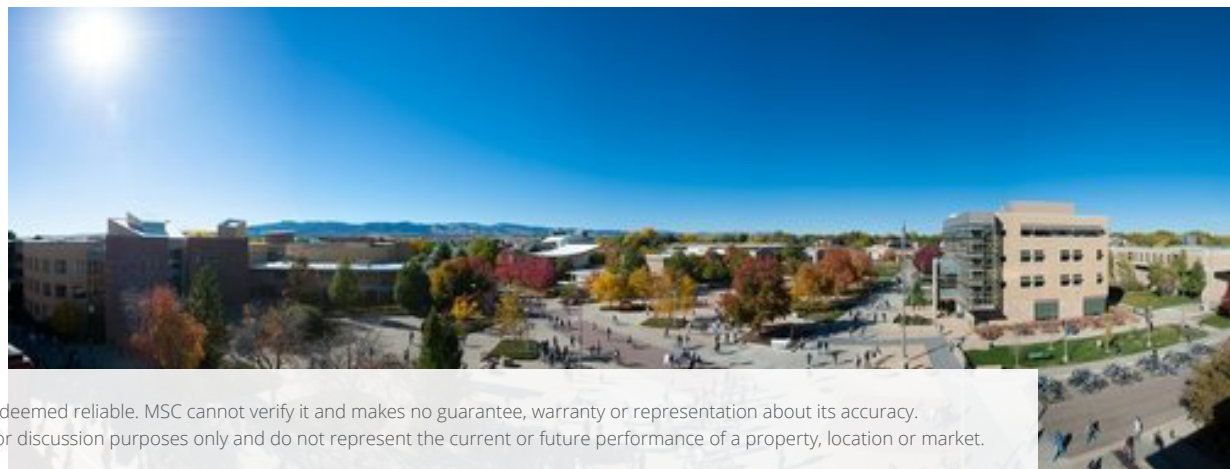
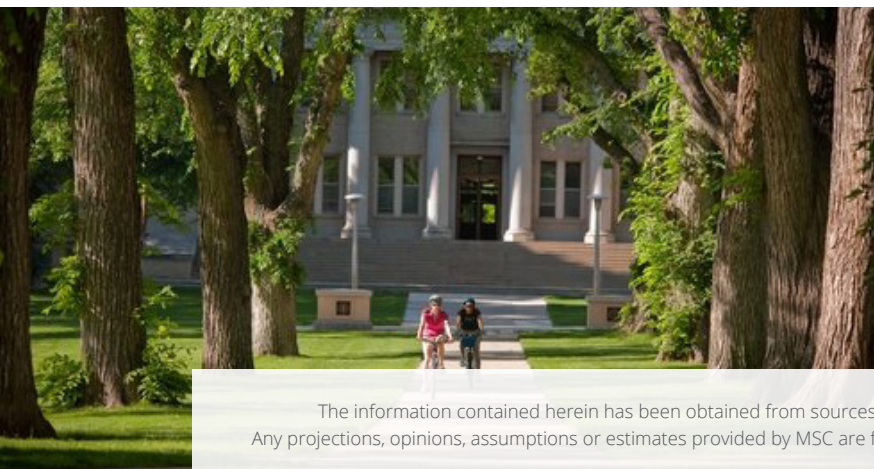


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