

**PRIME LOCATION GROCER ANCHORED RETAIL**  
**MID-TOWN FORT COLLINS, COLORADO**

**CSU Shops**  
**@College**  
2427-2451 S COLLEGE AVENUE

CSU STADIUM

COLORADO STATE UNIVERSITY

Hilton

WILBUR'S TOTAL BEVERAGE WINE & SPIRITS

petco

CRUNCH

WHOLE FOODS MARKET

OfficeMax

FUTURE MULTIFAMILY DEVELOPMENT 200+ UNITS

McDonald's

Bank of America

KING Scoopers

COLLEGE AVE

**READY FOR OCCUPANCY**

**CBRE**

# Project Highlights



**New King Soopers** is now open immediately adjacent to the south side of the property



**Future multi-family development** immediately adjacent to the north side of the property 224 apartment units



**Bank of America** is projected to break ground mid-2026



**Colorado State University** is located approximately 1 mile away with an undergraduate enrollment of 24,433 students



**PATIO SEATING**



**NEW LIGHTING**



**NEW PARKING LOT**



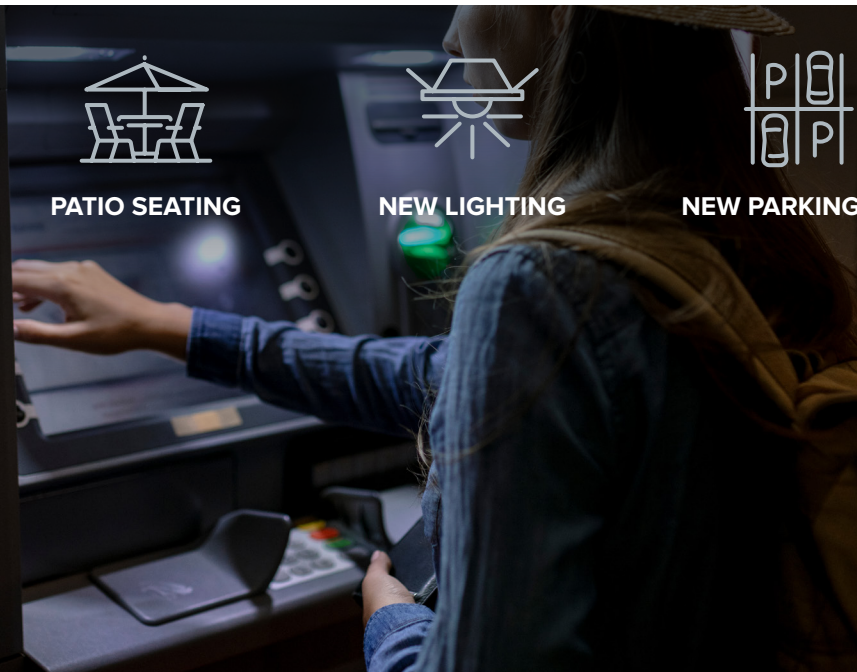
**NEW ROOF**



**UPDATED FACADE**



**PARKING RATIO**  
3.67/1,000 SF  
(110 SPACES)



# Site Plan

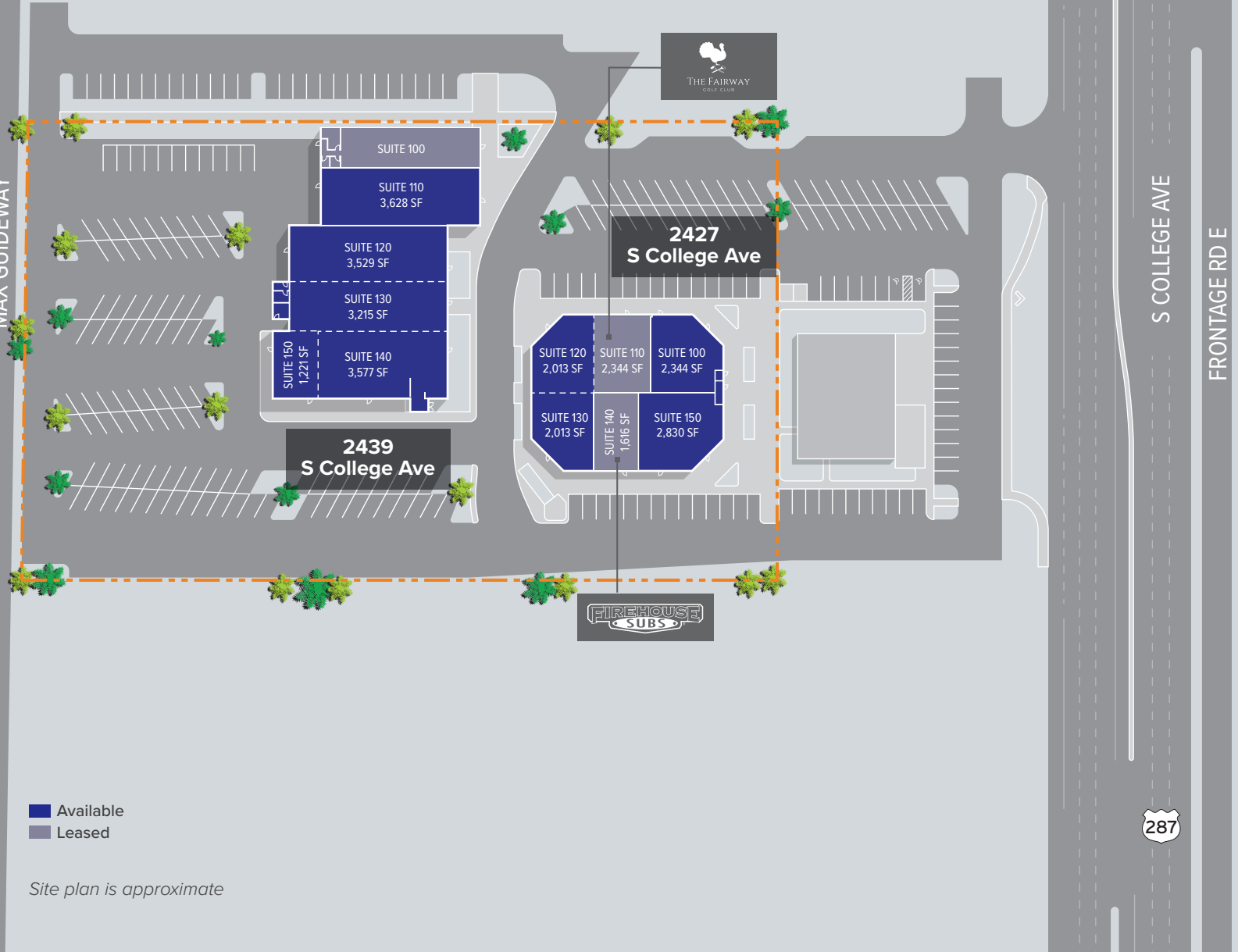
LEASE RATE  
**\$35-\$40/SF**

RETAIL CONDO PRICING  
**\$535-\$585/SF**

2026 NNN ESTIMATE  
**\$8.81 / SF**

BAY RD

MAX GUIDEWAY



# Fort Collins, Colorado










CSU Shops  
@College

Nestled at the base of the Rocky Mountains, Fort Collins offers exciting recreational opportunities and is home to many outdoor attractions such as Horsetooth Reservoir and Lory State Park. There are many cultural offerings including museums and galleries. Throughout the year, live music and entertainment as well as great local dining, can be found throughout the historic downtown area. Fort Collins offers the convenience of a small town with all the amenities of a larger city. It also maintains a well-deserved reputation as one of Colorado's top craft-brewery hubs.

Fort Collins is home to Colorado State University and an outstanding public school system. Many high-tech companies including Hewlett Packard, Intel, AMD, among others, have relocated to Fort Collins to take advantage of the resources of CSU and its research facilities. Up and coming industries within the area include clean energy, bioscience, and agri-tech businesses.



# Area Demographics

COMPREHENSIVE	1 MILE	3 MILES	5 MILES
<b>Place of Work</b>			
 2024 Businesses	1,049	6,253	8,137
 2024 Employees	11,491	84,036	107,464
<b>Population</b>			
 2024 Population	14,517	119,461	183,755
 2029 Population - Projection	15,503	121,453	188,332
 2024 - 2029 Annual Population	1.32%	0.33%	0.49%
<b>Household Income</b>			
 Average Household Income	\$89,949	\$105,540	\$115,444
 Median Household Income	\$58,635	\$77,153	\$85,243
<b>Housing Value</b>			
 Median Home Price	\$542,230	\$574,033	\$585,865
 Average Home Price	\$599,160	\$613,191	\$614,645



# Amenity Map



# CSU Shops @College

2427-2451 S COLLEGE AVENUE



COLORADO STATE  
UNIVERSITY VET SCHOOL

2ND BUSIEST INTERSECTION  
IN NORTHERN COLORADO

### TRAFFIC COUNTS

S COLLEGE AVENUE	45,883 VPD
W DRAKE ROAD	30,364 VPD



FUTURE MULTIFAMILY  
DEVELOPMENT  
200+ UNITS

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