

# 742

North College Avenue

ADJACENT TO OLD TOWN

Free-standing retail or restaurant opportunity located on North College Avenue in Fort Collins, adjacent to downtown and the new kayak park portion of the Poudre River. This property was formerly home to First Cash Pawn, presents an open interior with perimeter parking and a loading area in the rear. Tremendous building and monument signage.

**7,135 SF FREESTANDING  
RETAIL BUILDING**

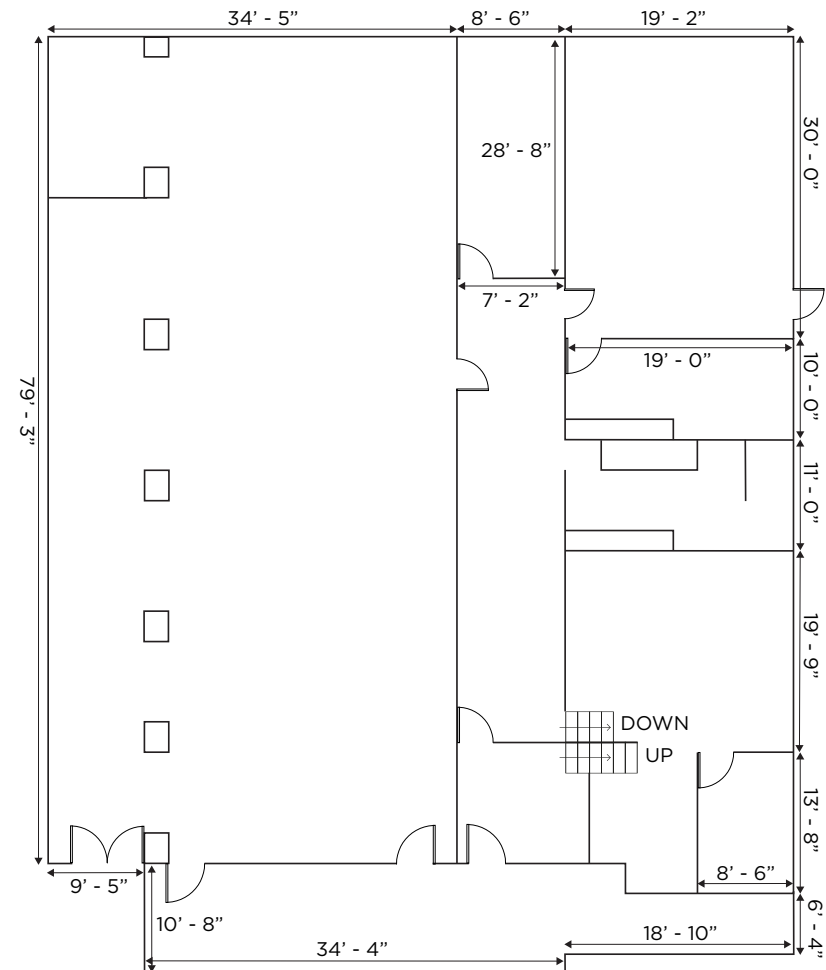


 CUSHMAN &  
WAKEFIELD

# Property Highlights

- Adjacent to planned 66-unit townhome development
- Building Size: 7,135 SF
- Lot Size: 0.46 acres
- Zoning: C-S Service Commercial
- Parking Ratio: 2.71 : 1,000 SF
- Signage: Building & Monument
- Frontage: 135' along N College
- Taxes \$4.18/SF | Insurance \$0.93/SF
- RTUs replaced in 2023
- Roof replaced in 2020

SALE PRICE: \$1,100,000 (\$154/SF) | LEASE RATE: \$12.00/SF NNN



29,149 VPD

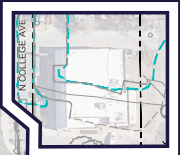
COLLEGE AVE. (US 287)

SUNIGA ROAD

JEROME STREET



SUBJECT PROPERTY



# Jerome Street Station

Jerome Street Station features 66 individual townhomes.

Source: [blacktimberbuilders.com](http://blacktimberbuilders.com)



# Strategic Location Advantages

## Downtown adjacency



High pedestrian and visitor traffic High-traffic arterial frontage



Primary Regional Transportation Corridor

## Recreation/lifestyle anchor



Next to Poudre River Whitewater Park

## Revitalization upside



Active redevelopment and urban renewal efforts

## Growing residential density



Immediate built-in customer base



Total Population  
**173,039**



Total Households (HH)  
**70,593**



Median HH Income  
**\$83,336**



Median Age  
**32.9**



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## Contact

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