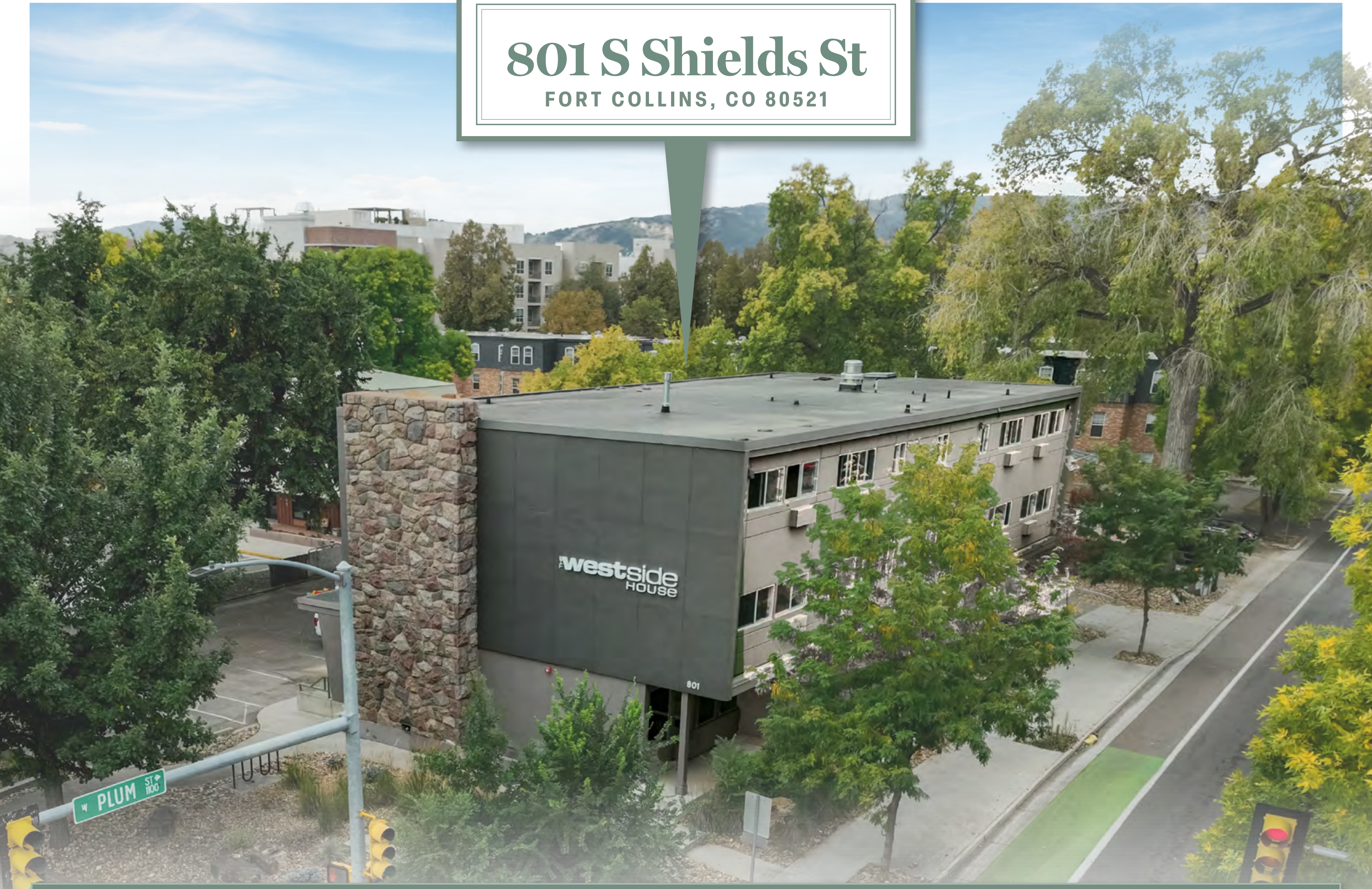
801 S Shields St

FORT COLLINS, CO 80521



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801 S Shields St

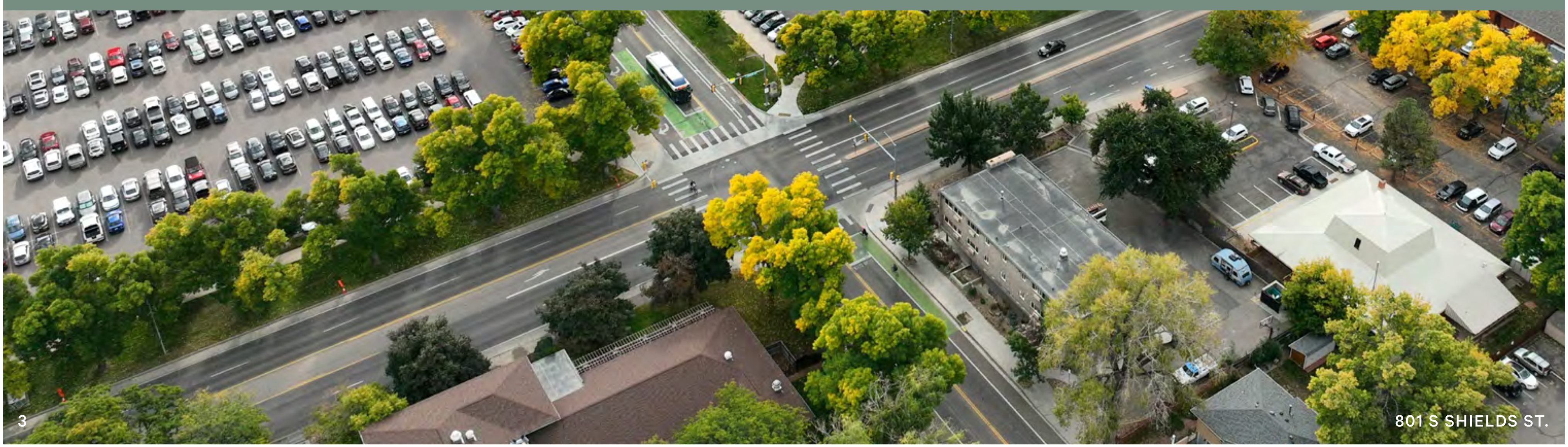
INVESTMENT HIGHLIGHTS

IRREPLACEABLE INFILL LOCATION DIRECTLY ADJACENT TO CSU

RARE VESTED ENTITLEMENT: NON-EXPIRING 48-OCCUPANT CAPACITY

BLANK-CANVAS REPOSITIONING & VALUE-ADD OPPORTUNITY

VERSATILE REDEVELOPMENT & ALTERNATE USE STRATEGIES

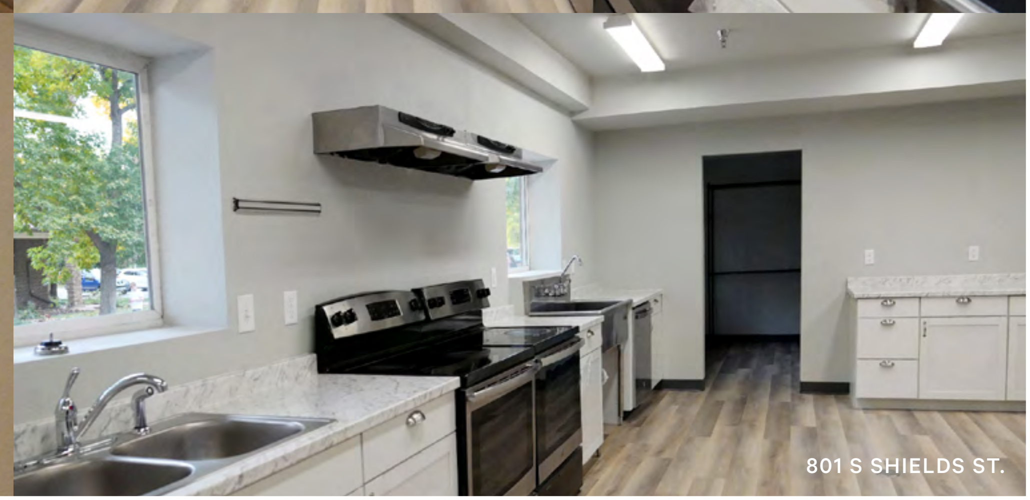


Offering Summary

ADDRESS	**801 S SHIELDS ST**
CITY, STATE	**FORT COLLINS, CO**
UNIVERSITY	**COLORADO STATE UNIVERSITY**
DISTANCE TO CAMPUS	**0.1 MI**
YEAR BUILT	**1960**
YEARS RENOVATED	**2003, 2016, 2023**
STORIES	**3 STORIES (4 W/ BASEMENT)**
UNITS	**19**
MAX. OCCUPANTS	**48**
RENTABLE SQUARE FEET	**11,975 SF**
LAND AREA	**0.39 ACRES**
ZONING	**CC (COMMUNITY COMMERCIAL)**

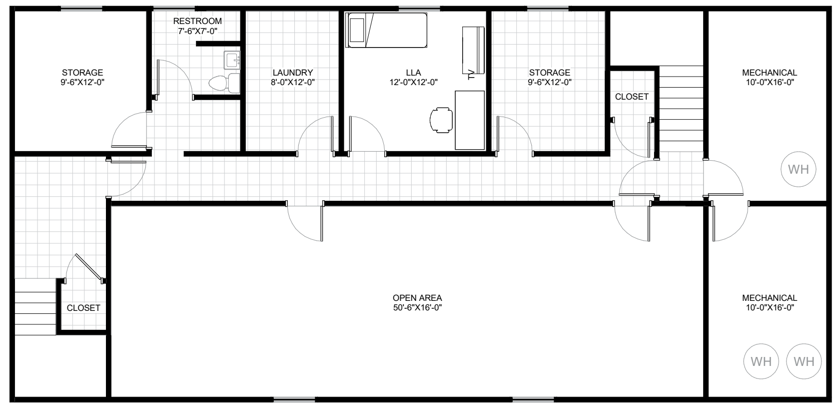




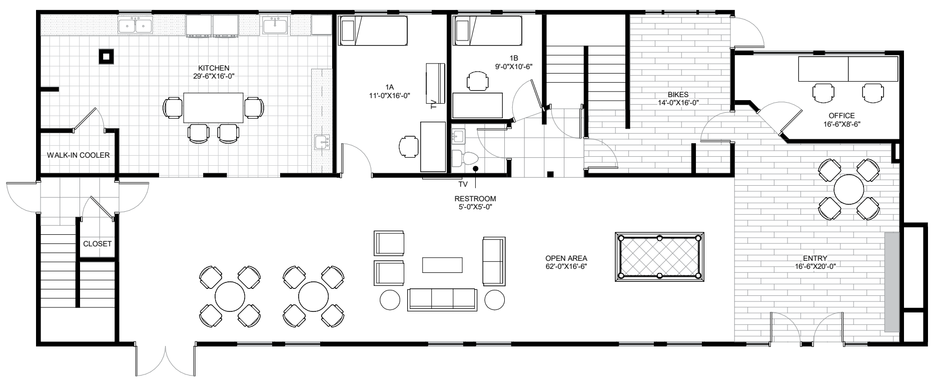



REPRESENTATIVE FLOOR PLANS

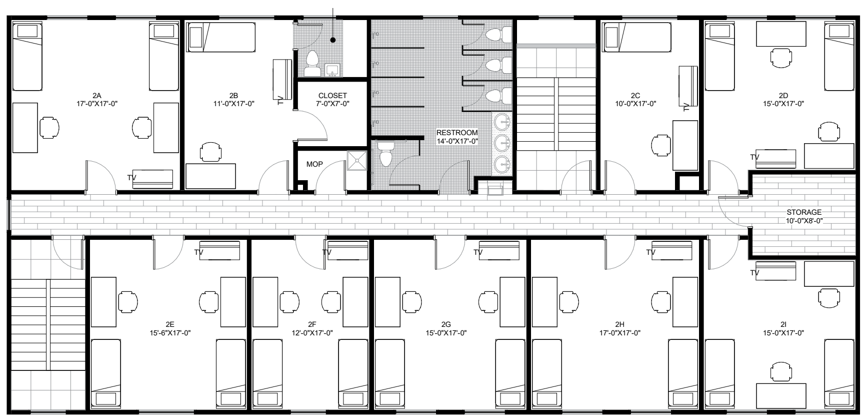
LOWER LEVEL



FLOOR 1



FLOOR 2&3



Zoning Advantage

Zoned CC (Community Commercial) by the City of Fort Collins, providing maximum flexibility for investors, operators and developers. Permitted uses include high-density multifamily, Greek/student housing, medical/professional office, assisted/group living and mixed-use commercial redevelopment.

MULTIFAMILY FUNDAMENTALS
TURNING A NEW PAGE

MULTIFAMILY FUNDAMENTALS

Recovery of multifamily fundamentals is well underway in Fort Collins, with Q2 data showing improvements in rent, vacancy, and absorption.

4.1% Rent Growth
QUARTER OVER QUARTER

4.41% Stabilized Vacancy
LOWEST IN NORTHERN COLORADO

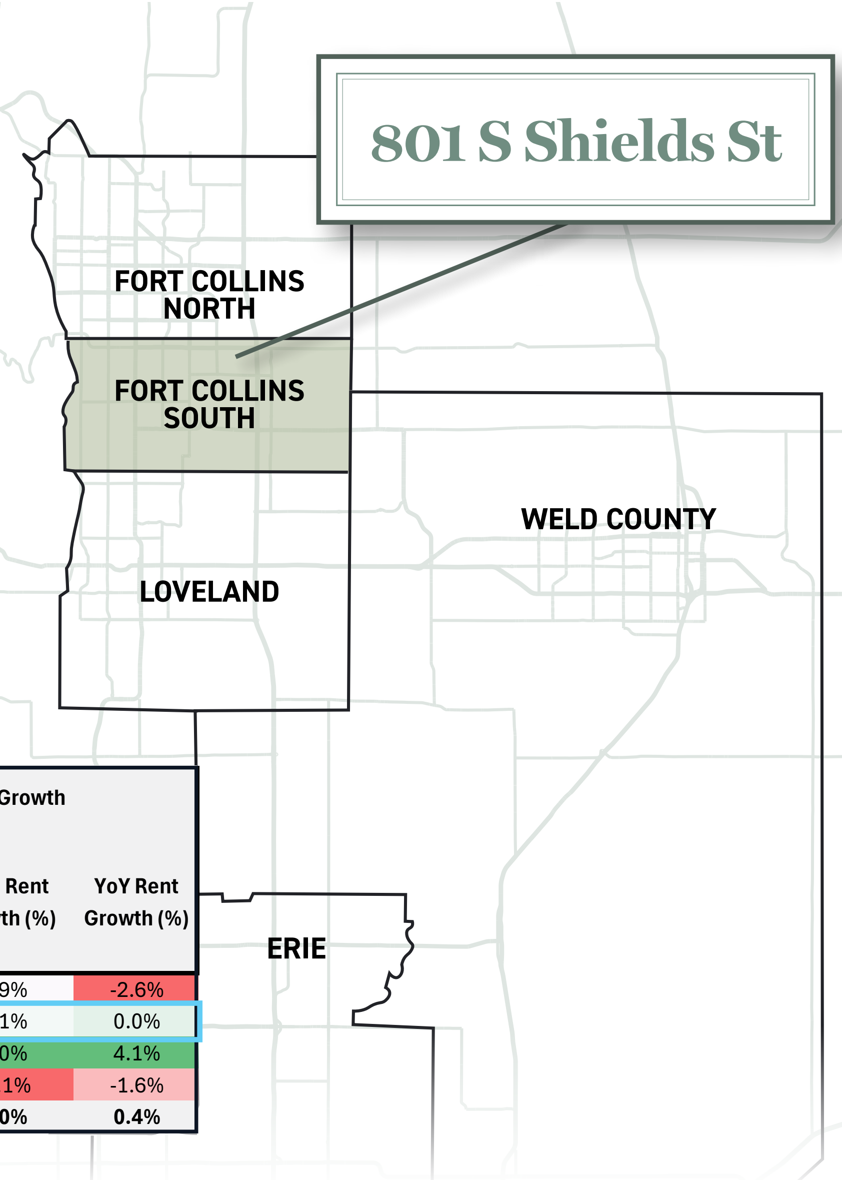
1,258 Units
UNDER CONSTRUCTION

Recovery Well- Underway
WITH FLAT YOY RENT GROWTH, COMPARED TO -2.6% IN NORTHERN FORT COLLINS

Return of Positive Net Absorption
STRONGEST ABSORPTION FIGURES IN THE LAST YEAR

	Market Stabilization	Supply Pressure	Absorption		Rent Growth		
Submarket	Stabilized Vacancy	Total Units to Be Absorbed (Lease Up + Under Construction)	T3 Net Absorption	Net Absorption as % of Inventory	Current Rent	QoQ Rent Growth (%)	YoY Rent Growth (%)
North Fort Collins	5.5%	1,677	151	1.7%	$1,792	3.9%	-2.6%
South Fort Collins	4.4%	1,538	99	1.3%	$1,791	4.1%	0.0%
Loveland	4.8%	2,470	224	2.4%	$1,771	5.0%	4.1%
Weld County	4.7%	2,067	330	2.6%	$1,509	-0.1%	-1.6%
METRO DENVER	**4.8%**	**7,752**	**804**	**2.1%**	**$1,691**	**3.0%**	**0.4%**

Source: CBRE Research, Apartment Insights Q2 2026



STRONG DEMOGRAPHICS *POINT TO FUTURE GROWTH*

Since 2010, Fort Collins has experienced explosive growth with rents increasing over 95%, equal to 4.9% compounded annual growth. Meanwhile, vacancy has remained below 5% in each year outside of 2020, when multifamily fundamentals weakened nationwide.

26,000+
NEW RESIDENTS
Since 2010
(US Census)

4,249
NEW UNITS
Delivered Since 2010
(283 units annually)

95%
RENT GROWTH
Since 2010
(4.9% Annual)

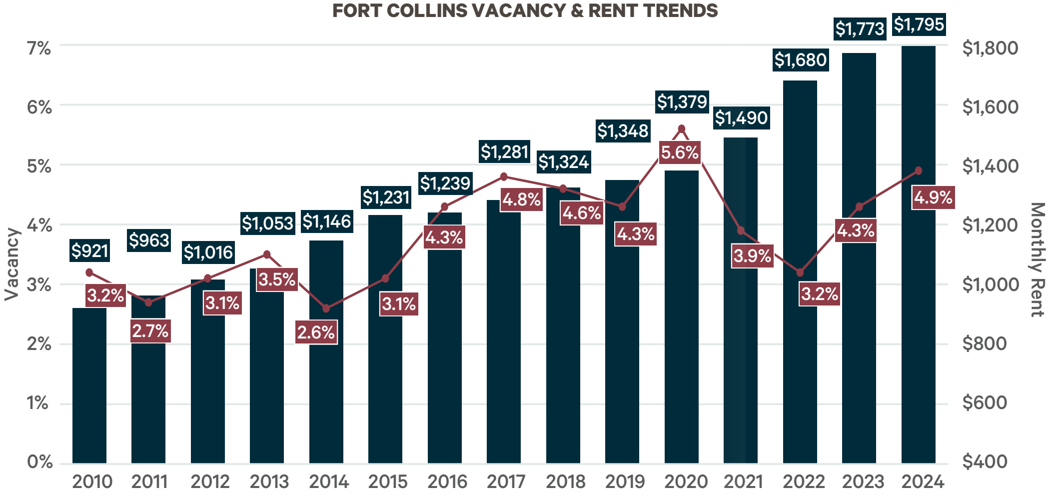
VACANCY BELOW
5%
in 14 of 15
Last Years

FORT COLLINS VACANCY & RENT TRENDS

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Vacancy	3.2%	2.7%	3.1%	3.5%	2.6%	3.1%	4.3%	4.8%	4.6%	4.3%	5.6%	3.9%	3.2%	4.3%	4.9%
Rent	$921	$963	$1,016	$1,053	$1,146	$1,231	$1,239	$1,281	$1,324	$1,348	$1,379	$1,490	$1,680	$1,773	$1,795

Source: AxioMetrics

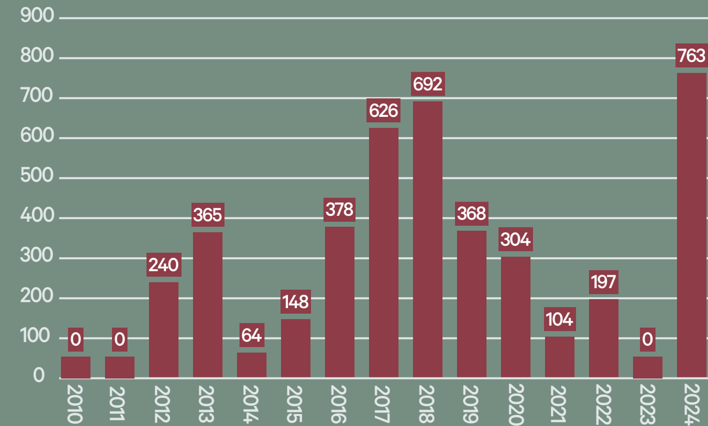
FORT COLLINS VACANCY & RENT TRENDS



A SUPPLY CONSTRAINED MARKET

While **Fort Collins' population has grown by over 26,000 residents since 2010**, the market has experienced **just 4,249 conventional apartments delivered over that same time.** These factors have bolstered the market's fundamentals and indicate a need for a significant amount new supply.

APARTMENT UNITS DELIVERED IN FORT COLLINS



CONVENTIONAL MULTIFAMILY DELIVERIES IN FORT COLLINS

YEAR	UNITS DELIVERED	# OF PROPERTIES
2010	0	0
2011	0	0
2012	240	1
2013	365	2
2014	64	1
2015	148	2
2016	378	2
2017	626	3
2018	692	3
2019	368	1
2020	304	1
2021	104	1
2022	197	1
2023	0	0
2024	763	3
TOTAL	**4,249**	**21**

THRIVING RETAIL & AMENITY ECOSYSTEM ALONG COLLEGE AVENUE

$4.5 Million+ Square Feet of Retail Along College Avenue Between Harmony Road and Colorado State University

Whole Foods Market · King Soopers · Crunch Fitness · petco · Wilbur's Total Beverage Wine & Spirits

FOOTHILLS SHOPPING MALL (620K SF)

Nordstrom rack · Ulta Beauty · Cinemark · Dick's Sporting Goods · H&M · CAVA · Finish Line · Shake Shack

THE SQUARE SHOPPING MALL

Trader Joe's · Sierra

USPS · planet fitness · Best Buy · REI co-op · Murdoch's · Hobby Lobby · Barnes & Noble

PAVILION SHOPPING CENTER (8 MINS)

King Soopers · HomeGoods · Starbucks · Harbor Freight · Walgreens · T.J.maxx · Target · PetSmart · Michaels · Candlewood Suites · Dutch Bros Coffee

Zwei Brewing · Wal*Mart Supercenter · uchealth · Wing Stop

GARFIELD & 71ST (4 MINS)

Walmart · Barbells · Public Storage · Eshi's · fnbo · Les Schwab Tires

FORT COLLINS' GROWING ECONOMY

Fort Collins possesses a pro-business attitude, a well-educated workforce and state-of-the-art office and retail spaces that attract top-notch businesses. Since 2010, the city has experienced 38.5% total job growth, the highest growth rate among all of Colorado's major metros. This growth is bolstered by major employers including Broadcom, Otter Products, Advanced Energy Industries, Hewlett Packard, Woodward, HP Inc, UCHealth, Colorado State University, and more. The city is also a hub to major national brewers such as Anheuser-Busch, New Belgium Brewing Co., and Odell Brewing Co.

The State Demography Office predicts that the Fort Collins population will grow by 31% by 2050, more than both Denver (24%) and Colorado Springs (29%). The growth will largely be accredited to the diversity of industries and expected wage growth in the city in addition to the strong quality of life Fort Collins can offer.

#1 BEST PLACE TO LIVE IN COLORADO
(FORBES 2022)

#1 BEST COLLEGE TOWN IN CO
(WALLETHUB, 2025)

#5 BEST PLACES TO RAISE A FAMILY
(LIVABILITY, 2020)

#5 BEST PLACE TO LIVE IN THE NATION
(US NEWS & WORLD REPORT, 2020)

#5 BEST CITY FOR ENTREPRENEURS
(LIVABILITY, 2020)

#5 BEST CITY FOR OUTDOOR ACTIVITIES
(US NEWS & WORLD REPORT, 2020)

MAJOR EMPLOYERS

Colorado State University
uchealth
Advanced Energy
Xcel Energy®
OTTER PRODUCTS
Hewlett Packard Enterprise
hp
KAISER PERMANENTE®
WOODWARD
JBS FOODS®
BROADCOM
ANHEUSER-BUSCH

COLORADO STATE UNIVERSITY

Colorado State University is a public land-grant research university in the heart of Fort Collins. The college offers more than 165 Bachelors, Masters, & Doctoral Degrees to its 34,000 students. CSU continues to expand, investing over $1.6 billion on its campus in the last ten years, and currently boasts nationally recognized veterinarian, agriculture, and business schools.

RANKINGS

#3 COLLEGE TOWN TO LIVE IN FOREVER
(COLLEGE RANKER)

#1 BUSINESS SCHOOL IN NORTH AMERICA
(FINANCIAL TIMES, 2024)

#2 PROFESSIONAL VETERINARY MEDICINE PROGRAM
(U.S. NEWS & WORLD REPORT, 2023)

TOP 10% PROFESSOR STAFF IN THE U.S.
(NICHE, 2022-2023)

21 BEST COLLEGES FOR AGRICULTURAL SCIENCES IN AMERICA
(NICHE, 2022-2023)

#1 FOUR-YEAR COLLEGE IN COLORADO
(SCHOOLS.COM, 2018)

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Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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