

MSC



775 WEST LAKE STREET - FORT COLLINS, CO

THE STANDARD AT FORT COLLINS

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



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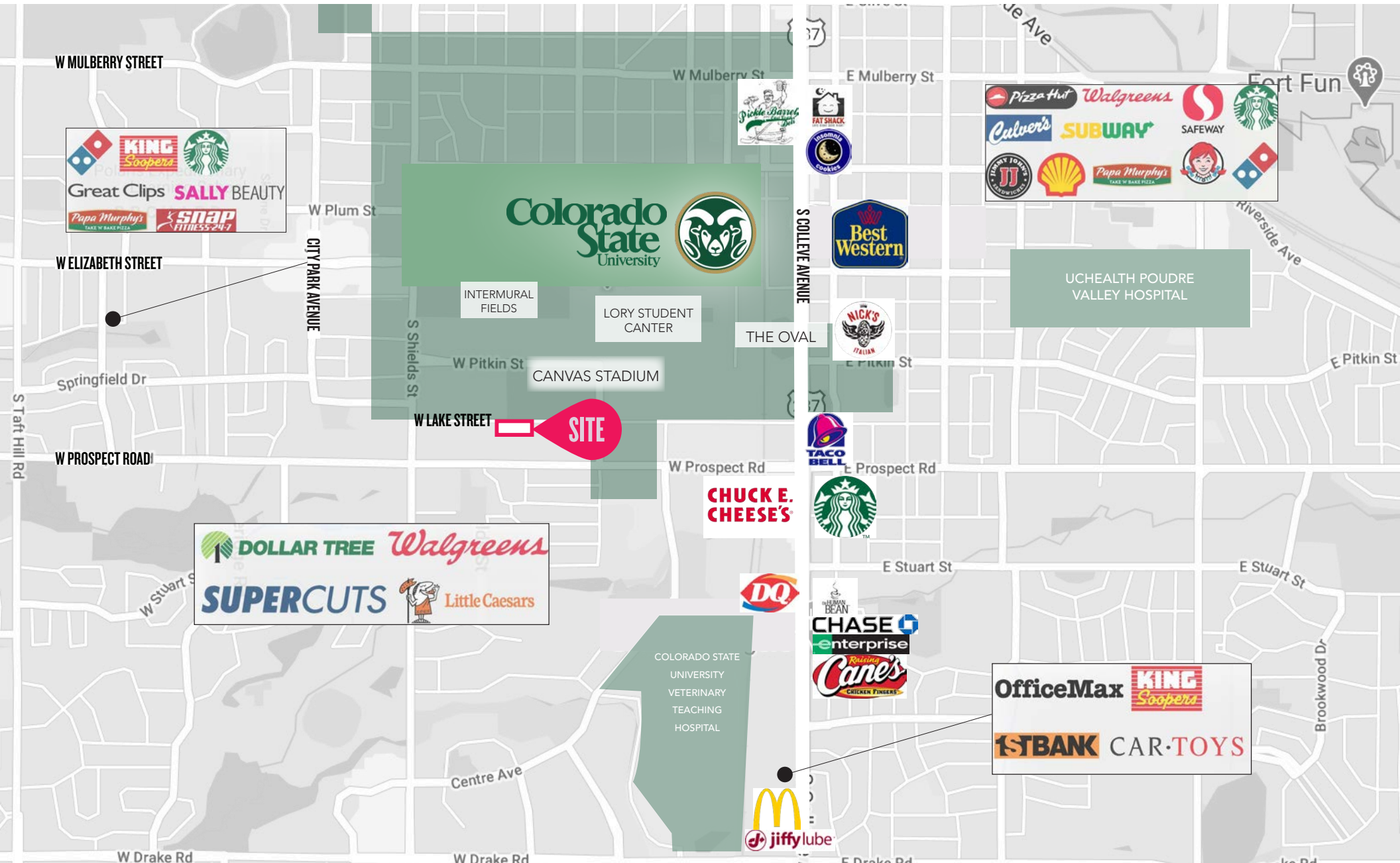
- ±1,500 SF retail / restaurant opportunity for lease adjacent to Colorado State University
- Single tenant retail space on the ground floor of a 237-unit (782 beds), mixed-use student housing project encompassing over 375,800 SF
- Great visibility across from Canvas Stadium, home to the CSU football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



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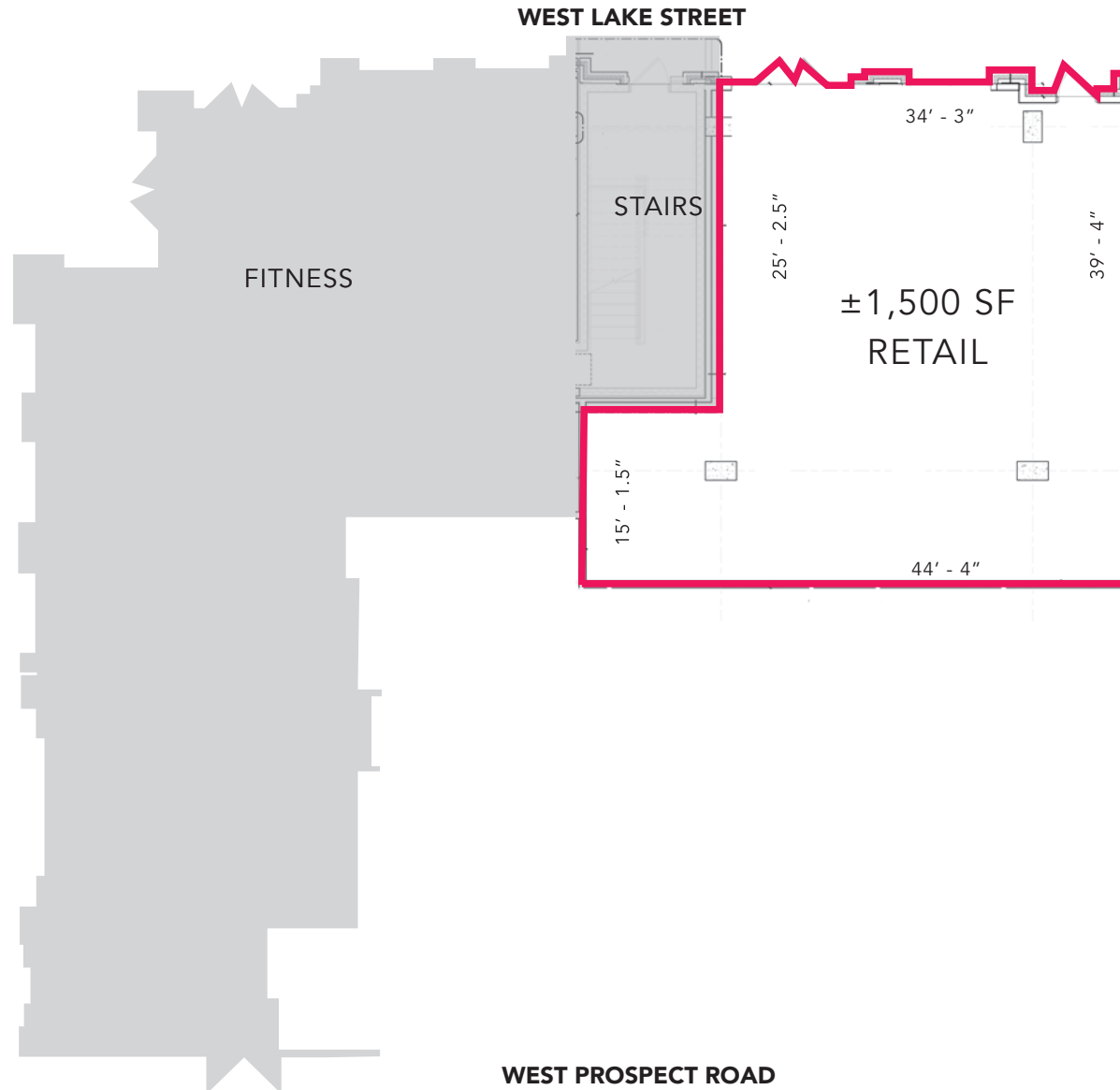




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BUILDING



RETAIL



CSU AT A GLANCE



32,428

TOTAL STUDENT POPULATION

| | |
|--------------------|--------|
| Undergraduate | 25,362 |
| Graduate | 7,516 |
| Non-Degree Seeking | 3,000 |
| Faculty/Staff | 5,000 |



POPULATION SUMMARY

| | 1 Mile | 3 Mile | 5 Mile |
|---------------------------------------|--------|---------|---------|
| 2022 Estimated Population | 24,860 | 106,371 | 165,835 |
| 2027 Projected Population | 25,676 | 111,694 | 176,380 |
| Projected Annual Growth 2022 to 2027 | 0.7% | 1.0% | 1.3% |
| Historical Annual Growth 2010 to 2020 | 2.1% | 1.2% | 1.3% |

2022 HOUSEHOLDS BY INCOME

| | 1 Mile | 3 Mile | 5 Mile |
|--------------------------|----------|----------|----------|
| <\$15,000 | 22.9% | 11.6% | 9.6% |
| \$15,000 - \$24,999 | 11.2% | 7.6% | 6.3% |
| \$25,000 - \$34,999 | 12.1% | 9.1% | 7.8% |
| \$35,000 - \$49,000 | 13.4% | 11.7% | 10.5% |
| \$50,000 - \$74,999 | 15.3% | 18.1% | 17.6% |
| \$75,000 - \$99,999 | 10.3% | 14.9% | 15.2% |
| \$100,000 - \$149,999 | 6.7% | 8.9% | 9.9% |
| \$150,000 - \$199,999 | 3.0% | 6.3% | 7.6% |
| \$200,000+ | 3.4% | 6.4% | 8.5% |
| Average Household Income | \$59,066 | \$78,733 | \$90,720 |

HOUSEHOLD SUMMARY

| | 1 Mile | 3 Mile | 5 Mile |
|---------------------------------------|--------|--------|--------|
| 2022 Estimated Households | 8,489 | 44,023 | 67,540 |
| 2027 Projected Households | 9,318 | 48,523 | 75,268 |
| Projected Annual Growth 2022 to 2027 | 2.0% | 2.0% | 2.3% |
| Historical Annual Growth 2010 to 2022 | 1.3% | 1.1% | 1.2% |
| 2022 Estimated Total Housing Units | 9,108 | 46,914 | 72,222 |
| 2022 Estimated Owner-Occupied | 23.6% | 45.1% | 53.5% |
| 2022 Estimated Renter-Occupied | 76.4% | 54.9% | 46.7% |
| 2022 Estimated Vacant Housing | 6.8% | 6.2% | 6.5% |

DATA FOR ALL BUSINESSES IN AREA

| | 1 Mile | 3 Mile | 5 Mile |
|---------------------------------|--------|--------|--------|
| 2022 Estimated Total Businesses | 1,085 | 6,025 | 9,279 |
| 2022 Estimated Total Employees | 10,340 | 60,839 | 89,959 |

2022 MEDIAN AGE

| | 1 Mile | 3 Mile | 5 Mile |
|-----------------|--------|--------|--------|
| 2022 Median Age | 23.5 | 30.0 | 32.8 |

DEMOGRAPHICS

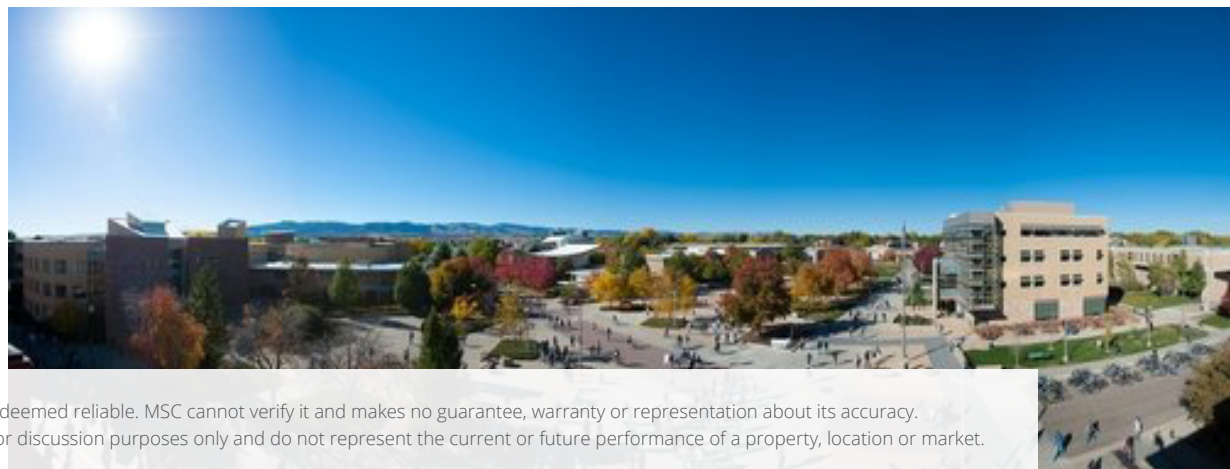
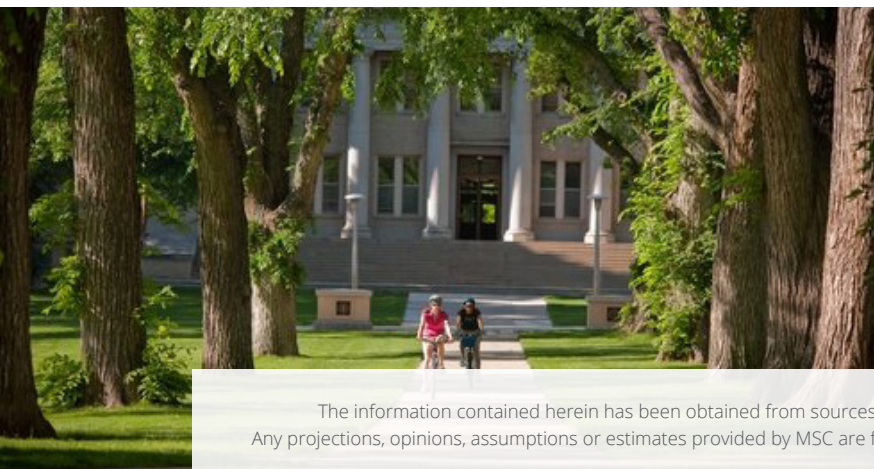


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FOR MORE INFORMATION:

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