

Walmart Supercenter

V Nail Spa

AFFORDABLE DENTURES & IMPLANTS

uchealth

Great Clips

EL-DIABLO

PUFFS SMOKE

SalonCentric

H&R BLOCK

WING STOP

Liquor

Sola SALONS

Firestone COMPLETE AUTO CARE

Wendy's

PIZZA EXPRESS

Pizza Hut

Krispy Kreme

APPLIANCE FACTORY Mattress Kingdom

(33,033 VPD) HARMONY RD.

(35,591 VPD) COLLEGE AVE.

Arbor Plaza

Fort Collins, CO 80525

PRIME RETAIL, OFFICE & RESTAURANT SUITES AVAILABLE FOR LEASE

Arbor Plaza

4613, 4619, 4631 & 4637 S. Mason Street

Arbor Plaza offers outstanding retail, office or restaurant opportunities in one of Fort Collins' most high-traffic, high-visibility locations—positioned prominently at the corner of Harmony Road and South College Avenue. Anchored by a busy Walmart Supercenter, the center benefits from a steady stream of daily visitors and significant foot and vehicle traffic.

This well-established plaza features ample parking, strong co-tenancy, and easy access from both major thoroughfares. With a strategic location surrounded by dense residential neighborhoods, national retailers, and key community hubs, Arbor Plaza is ideal for businesses seeking exposure, convenience, and growth in one of Fort Collins' most active commercial corridors.

LEASE RATE

BASE RENT Negotiable

NNN \$16.25/SF

SIGNAGE Building and Monument

| SUITE | TENANT | SIZE |
|--------------------|---|-------------------------|
| A1 | Uplift Dance and Fitness | 2,076 SF |
| A2 | H&R Block | 989 SF |
| A4 | FORMER GOLF SIMULATOR | 2,450 SF |
| A5 & A6 | FORMER H&R BLOCK | 2,800 SF |
| A7 | Sola Salon | 4,165 SF |
| B1 | Great Clips | 1,200 SF |
| B2 | Neighbor Liquors | 1,172 SF |
| B3 | Wing Stop | 1,200 SF |
| B4 & B5 | FORMER SPA (B4) & APPLIANCE STORE (B5) | 1,200 - 2,400 SF |
| B6 | FORMER GYM | 2,101 SF |
| C1 & C2 | Afford Dentures | 3,570 SF |
| C3 | Silver Mine Subs | 1,200 SF |
| C4 | Puffs Smoke Shop & Vapor | 1,200 SF |
| C5 | MTS Mobile | 1,200 SF |
| C6 | Metro PCS | 1,200 SF |
| C7 | V Nail Spa | 1,200 SF |
| C8 | El Diablo | 2,400 SF |
| D1 | TURN-KEY RESTAURANT | 2,493 SF |
| D3 & D5 | Salon Centric | 3,450 SF |
| E1 | UCHealth | 13,136 SF |

AVAILABLE UNITS SHOWN IN BLUE ABOVE



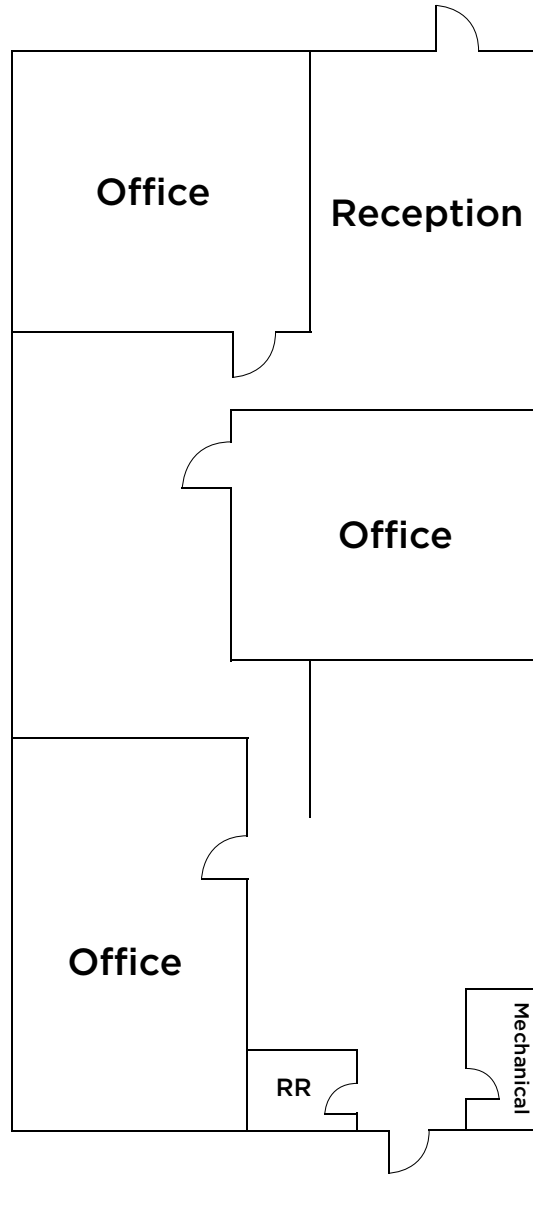
Arbor Plaza

4613, 4619, 4631 & 4637 S. Mason Street

SUITE A4 (4637)

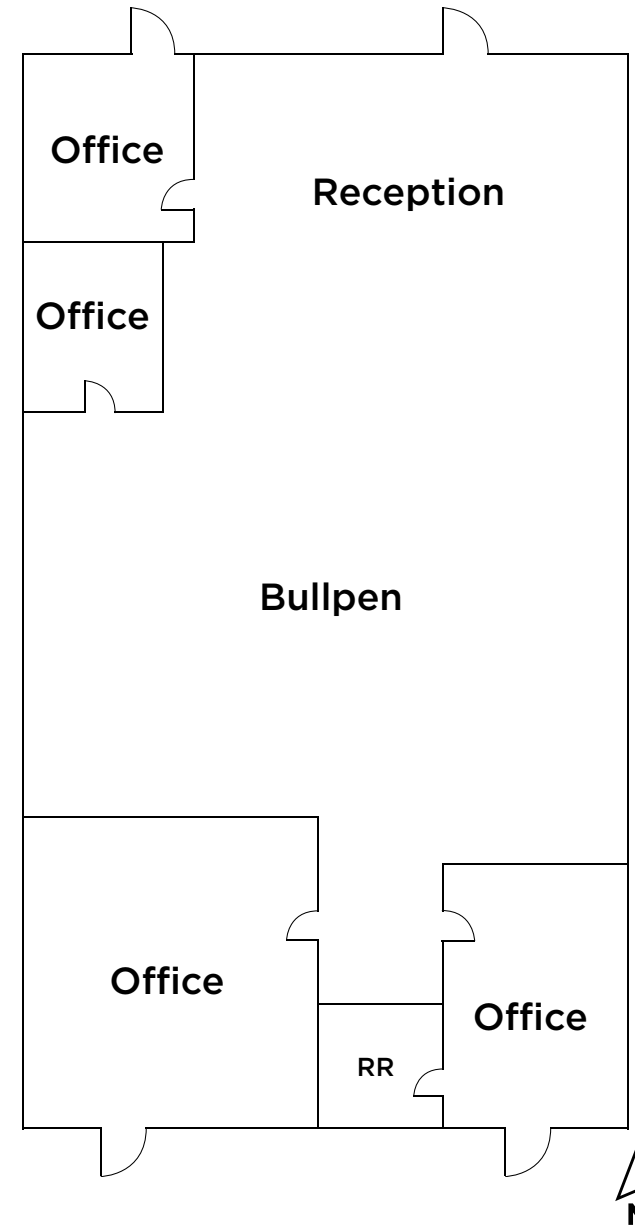


SUITE A4 (4637)



SUITE A5 & A6 (4637)

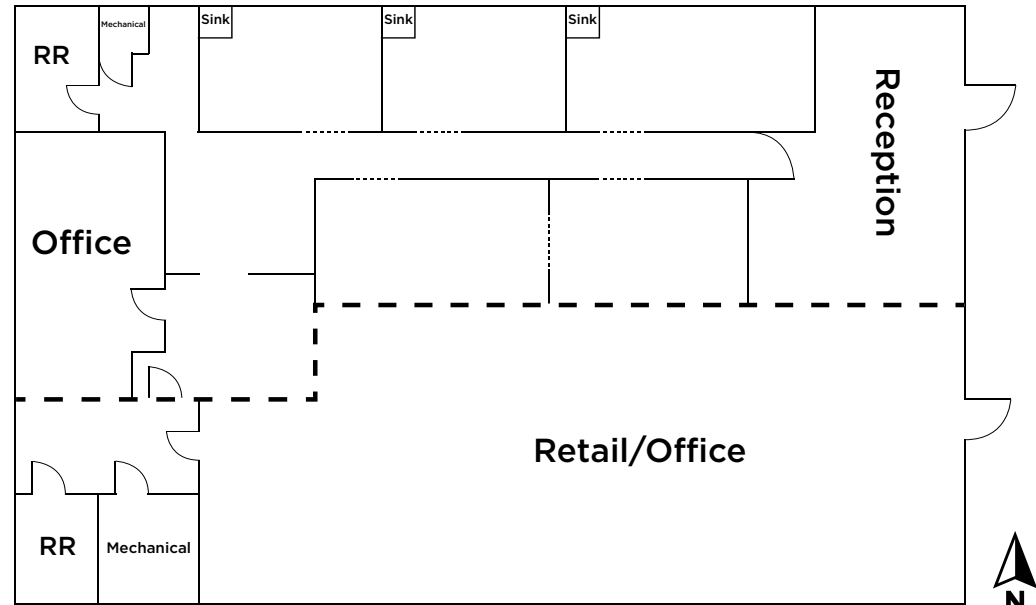
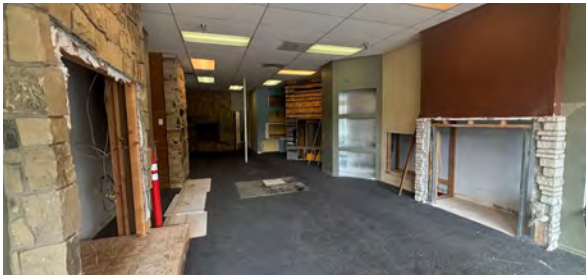
SUITE A5 & A6 (4637)



Arbor Plaza

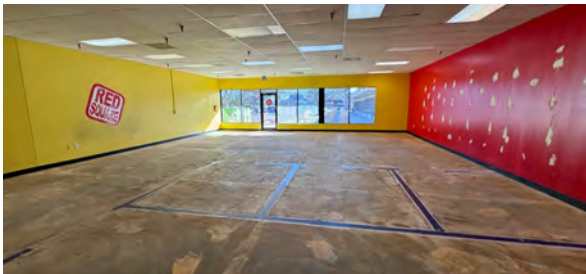
4613, 4619, 4631 & 4637 S. Mason Street

SUITE B4 & B5 (4631)



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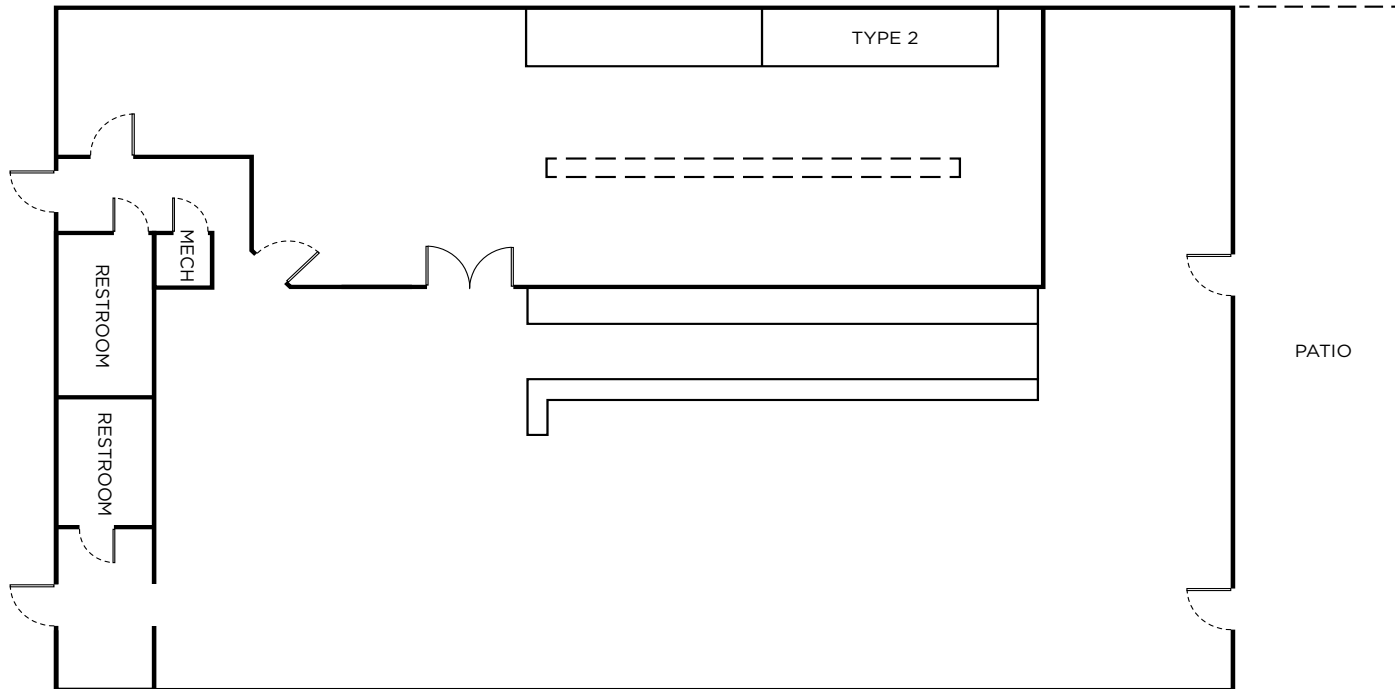
SUITE B6 (4631)



Arbor Plaza

4613, 4619, 4631 & 4637 S. Mason Street

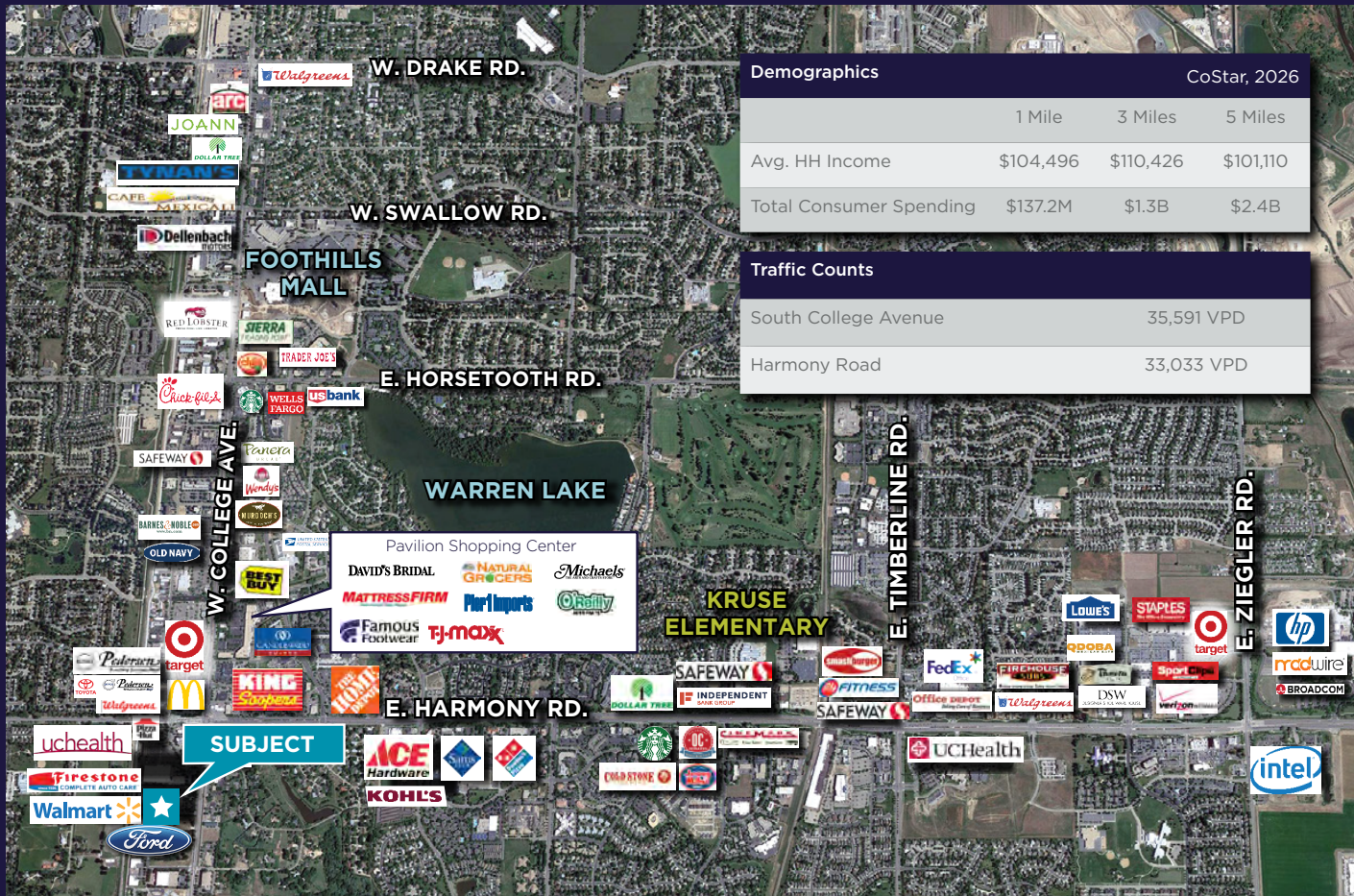
SUITE D1 (4613)



Arbor Plaza

4613, 4619, 4631 & 4637 S. Mason Street

Over \$1.3 Billion Total Consumer Spending
Within 3 Miles **COSTAR, 2026**



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