



FLEX / RETAIL OPPORTUNITY

3501-3509 S MASON ST

Fort Collins, Colorado

Flex/retail opportunity on Midtown's S College Avenue corridor.

\$4,800,000 (\$194/SF) | 24,750 SF | 1.38 Acres

Property Overview

3501-3509 S Mason Street is a **24,750-square-foot flex/retail property on 1.38 acres** in Midtown Fort Collins, positioned just off S College Avenue between W Drake Road and W Horsetooth Road. Built in 1972 and 1977 and well maintained since, the property comprises two buildings divided into seven tenant spaces — each with its own electric and gas meters — served by ten 12-foot roll-up garage doors, 14 restrooms, and 66 dedicated parking stalls.

The configuration works for a wide range of users: service retail, showroom, light-industrial, and hybrid office/warehouse operators all fit the bay layout. Separate metering also positions a future owner for a **condo conversion** — an exit strategy few Midtown assets can offer.



SPECIFICATIONS



24,750 SF

BUILDING SIZE



1972 & 1977

YEAR BUILT



1.38 AC

LOT SIZE



Commercial

ZONING



66 Stalls

PARKING



\$4.80M (\$194/SF)

SALE PRICE

Executive Summary

This rare 24,750-square-foot flex/retail asset presents a unique opportunity to own a high-quality, well-maintained property in the heart of Midtown Fort Collins. Situated on 1.38 acres just off South College Avenue, the property offers exceptional access, visibility, and long-term upside in one of Northern Colorado's most sought-after commercial markets — a corridor where flex product of this scale rarely trades.

Seven tenant spaces, each with individual electric and gas meters, give the next owner built-in flexibility — including future condo conversion potential. The site is thoughtfully configured to accommodate a wide range of tenants: ten 12-foot roll-up garage doors serve the bays, 14 bathrooms are distributed across the two buildings, and 66 reserved parking stalls support retail, service, and light-industrial users alike. That depth of infrastructure lets ownership lease to the strongest demand in any cycle rather than depending on a single tenant profile.

Recent capital work has already been done. Ownership upgraded the roof and HVAC systems in 2020, repainted the exterior in 2024, and added a new fire wall at 3501 in 2026, leaving a low-maintenance profile with the major systems addressed. With strong fundamentals, a durable multi-tenant configuration, and built-in future flexibility, 3501–3509 S Mason Street offers a compelling acquisition in a premier Fort Collins location.



RECENT CAPITAL IMPROVEMENTS

Roof upgraded in 2020

HVAC upgraded in 2020

Full exterior repaint completed in 2024

Parking lot resurfaced in 2026

New fire wall added at 3501 in 2026

7

TENANT SPACES

10

ROLL-UP DOORS

14

RESTROOMS

66

PARKING STALLS

Investment Highlights

The case for 3501–3509 S Mason Street is location and infrastructure working together. The property sits just off S College Avenue/HWY 287 — Fort Collins' primary commercial spine — 4.5 miles from Interstate 25 and 60 miles from Denver, giving tenants regional reach without leaving Midtown. On site, individually metered spaces, recent capital improvements, and a deep parking field keep operating friction low for owner and tenant alike.

HIGHLIGHTS

- ✓ Commercial space on 1.38 acres in Midtown Fort Collins
- ✓ Just off S College Ave/HWY 287; 4.5 miles to Interstate 25 and 60 miles to Denver, CO
- ✓ Individual electric and gas meters for each of the seven tenant spaces
- ✓ New roof and HVAC in 2020, exterior paint in 2024, new fire wall at 3501 in 2026

PROPERTY FEATURES

- ✓ Building 3509 is fully sprinklered
- ✓ Signage facing both Mason St and McClelland Dr
- ✓ 66 parking spots, resurfaced in 2026
- ✓ Mature landscaping with irrigation
- ✓ Trash and recycling enclosures on site
- ✓ 14 restrooms on site



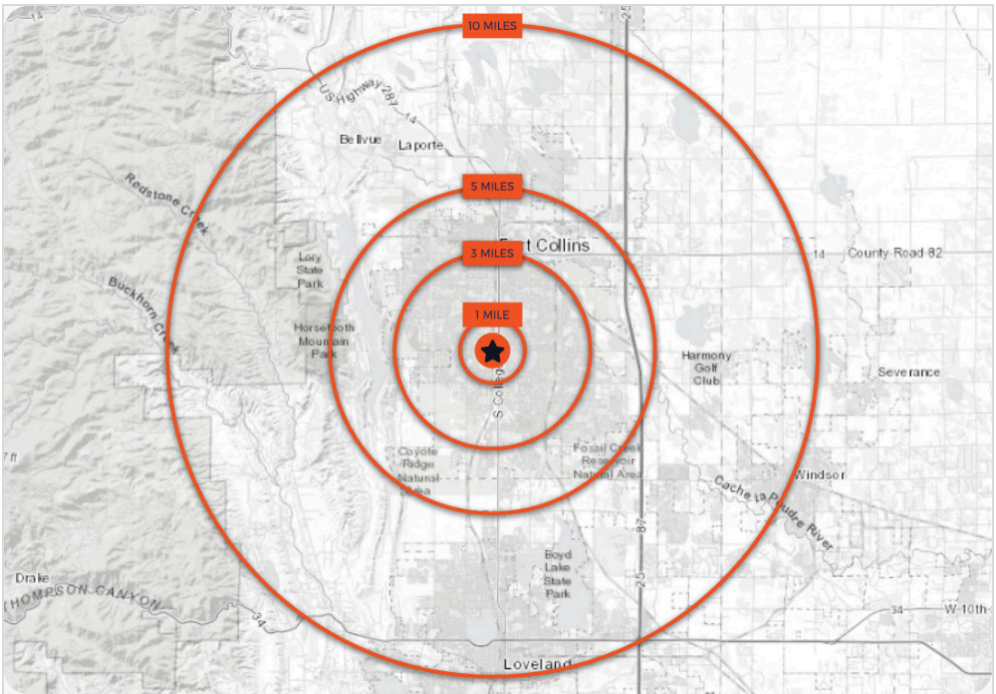
FLEX BAYS



STREET FRONTAGE

Demographics

Midtown sits near the population center of Fort Collins, and the trade area around 3501–3509 S Mason Street reflects it: 13,599 residents live within one mile of the property, 108,584 within three, and 293,967 within ten — 122,906 households in all at the ten-mile ring. Incomes are strong and climb with each ring, from a \$81,512 median household income at one mile to \$100,939 at ten. Educational attainment is among the best in Northern Colorado, with 54.6% to 59.4% of adults holding a bachelor's degree or higher, and mean commutes stay between 20 and 24 minutes. For the property's seven tenant spaces, that translates to a deep, well-paid customer base within a short drive.



DEMOGRAPHIC RINGS · 1, 3, 5 & 10-MILE RADII FROM 3501-3509 S MASON STREET



POPULATION & HOUSEHOLD INCOME

	POPULATION	MEDIAN HH INCOME
1 MILE	13,599	\$81,512
3 MILES	108,584	\$89,255
5 MILES	173,364	\$93,668
10 MILES	293,967	\$100,939



HOUSEHOLDS & EDUCATION

	HOUSEHOLDS	BACHELOR'S+
1 MILE	6,672	54.6%
3 MILES	45,691	59.4%
5 MILES	73,367	59.3%
10 MILES	122,906	55.4%

U.S. Census Bureau, American Community Survey 5-year 2020–2024, block-group geography; radii measured from 3501–3509 S Mason Street, Fort Collins, CO. Mean commute 22.5 / 20.1 / 21.3 / 23.7 minutes at 1 / 3 / 5 / 10 miles.

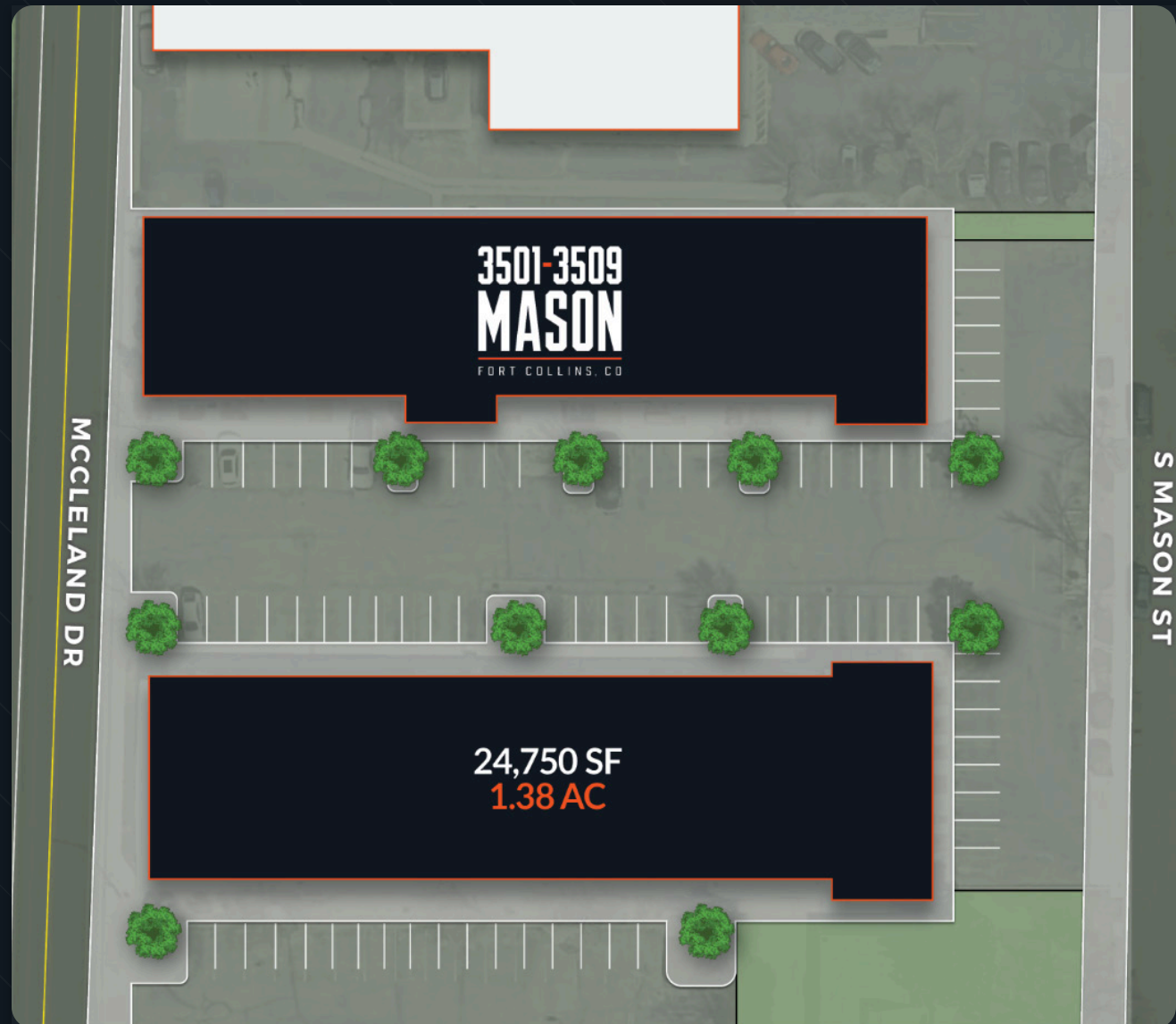
1.38 ACRES · TWO BUILDINGS

SITE PLAN

The 1.38-acre site holds two buildings—**3501** and **3509 S Mason**—organized around shared drive aisles and a 66-stall dedicated parking field. Signage frontage runs along both S Mason Street and McClelland Drive, giving the property two-street identity within the block. The plan at right keys each element to its location on the parcel.

PLAN LEGEND

-  Ten 12-foot roll-up garage doors serving the tenant bays
-  66-stall dedicated parking field on shared drive aisles
-  On-site trash and recycling enclosures
-  Signage frontage on S Mason Street and McClelland Drive



3501–3509 S Mason St, Fort Collins, CO — 1.38-acre parcel site plan.

Location Map

CORRIDOR VOLUMES

S College Ave / HWY 287 (Drake – Horsetooth segment)	41,106 VPD
S College Ave / HWY 287 (near W Horsetooth Rd)	37,860 VPD
McClelland Dr	4,436 VPD
S Mason St	2,466 VPD

**3501-3509
MASON**
FORT COLLINS, CO

Walmart
Supercentre

TJ-maxx
target

REI
www.rei.com
OLD NAVY
BARNES & NOBLE

YAMPA
SANDWICH CO.

Olive Garden
ITALIAN KITCHEN

Saijo **FLUX DRAFTERS** **chico's FASH**
rack **X**

7 ELEVEN

Loaf & Jug

lounge
THIBACHS

arc
THRIFT STORES
DOLLAR TREE

FIRST WATCH

CAFE MEXICANO

KING
Snooperz

S College Ave

~37,860 VPD

Walgreens

MIHON THAI
The food is a little bit different

L.A. Cakes
Cakes & Pastries

SKECHERS **ROSS**
DRESS FOR LESS
CAVA **ULTA**
BEAUTY

Panera **Wendy's**

Wendy's

Margaritas

SUSHI
KOREAN BBQ

MERLE NORMAN
COSMETICS

HOBBY LOBBY

THE HOME DEPOT

Bad Daddy's **SMOK** **AGAVE**
UNDERGROUND
HOT TOPIC **Buckle** **H&M**
DICK'S **ATHLETA** **birdcall**
LONGHORN **TORCHY'S TACOS**
STEAKHOUSE **Brown's SHOE FIT CO.**
K **FOOTHILLS**

THE SQUARE **GRAND**
GMA BOUTIQUE AND CLOTHING
GILDED GOAT
BOUTIQUE COMPANY

3501–3509 S Mason Street sits one turn off S College Avenue/HWY 287, in the middle of Fort Collins' densest retail corridor, with the Foothills shopping district immediately northeast and Interstate 25 4.5 miles away. Grocery, dining, fitness, and daily-needs retail surround the property — the co-tenancy that keeps a multi-tenant flex/retail asset leased.



EXCLUSIVE LISTING BROKER

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