

3501-3509 S Mason St

Fort Collins, CO

FLEX/RETAIL PROPERTY FOR SALE

\$4,800,000 (\$194/SF)

24,750 SQUARE FEET | 1.37 ACRES





3501-3509 South Mason, Fort Collins, CO

OVERVIEW



24,750 SF
TOTAL AVAILABLE



1972
YEAR BUILT



1.37 ACRES
LAND SIZE



COMMERCIAL
ZONING



66 PARKING
DEDICATED SPACES



\$4,800,000
SALES PRICE

3501-3509 South Mason, Fort Collins, CO

EXECUTIVE SUMMARY

This rare 24,750 SF flex/retail asset presents a unique opportunity to own a high-quality, well-maintained property in the heart of Midtown Fort Collins.

Situated on 1.37 acres just off South College Avenue, this property offers exceptional access, visibility, and long-term upside in one of Northern Colorado's most sought-after markets.

The property is comprised of seven individual tenants, each separately metered, allowing for future condo conversion potential. Featuring ten 12-foot roll-up garage doors, 14 bathrooms, and 66 reserved parking stalls, the site is thoughtfully configured to accommodate a wide range of tenants. Recent capital improvements include HVAC and roof upgrades (2020), parking lot resurface (2026) and exterior repaint in 2024.

With strong fundamentals, low-maintenance profile, and built-in future flexibility, 3501-3509 Mason Street offers a great opportunity in a premier Fort Collins location.



HIGHLIGHTS



Commercial Space on 1.37 acres



Just off S College Ave/HWY 287, 4.5 Miles to Interstate 25, and 60 miles to Denver, CO



Individual electric meters for each tenant space



New Roof and HVAC installed in 2020, fresh paint in 2024

PROPERTY FEATURES



Building 3509 is fully sprinklered



Signage facing Mason St & McClelland Dr



66 Parking spots freshly striped and resurfaced in 2026



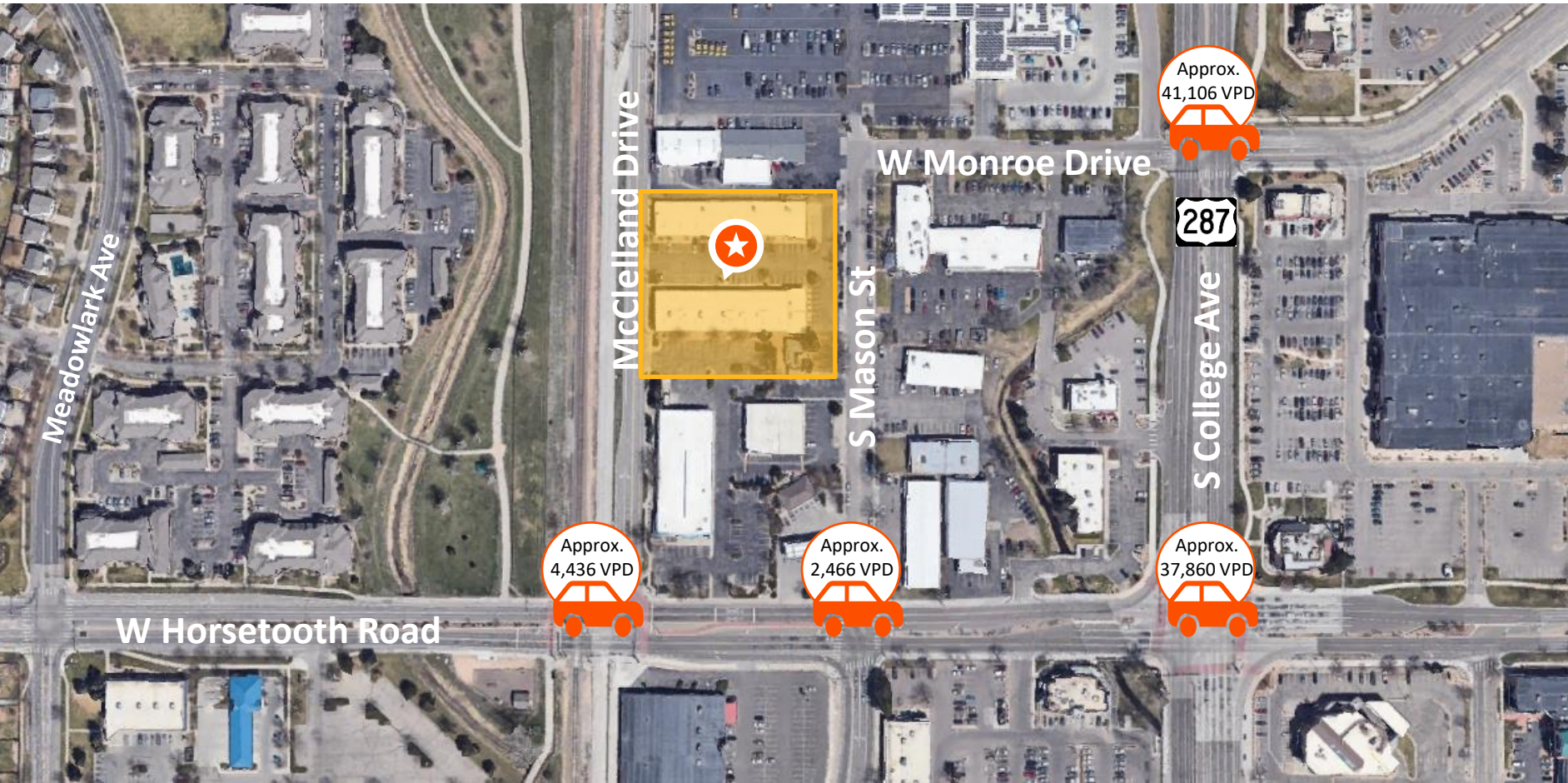
Mature landscaping with irrigation



Trash & Recycling enclosures on site



14 Restrooms on site





52,016
2 MILES

178,746
5 MILES

POPULATION 299,328
10 MILES



\$69,402
2 MILES

\$71,610
5 MILES

HOUSEHOLD INCOME \$78,807
10 MILES



HIGH SCHOOL GRADUATES 97%

ASSOC. DEGREE 9%

BACHELOR'S DEGREE 30%

ADVANCED DEGREE 21%

