

742

North College Avenue

ADJACENT TO OLD TOWN

Free-standing retail or restaurant opportunity located on North College Avenue in Fort Collins, adjacent to downtown and the new kayak park portion of the Poudre River. This property was formerly home to First Cash Pawn, presents an open interior with perimeter parking and a loading area in the rear. Tremendous building and monument signage.

**7,135 SF FREESTANDING
RETAIL BUILDING**



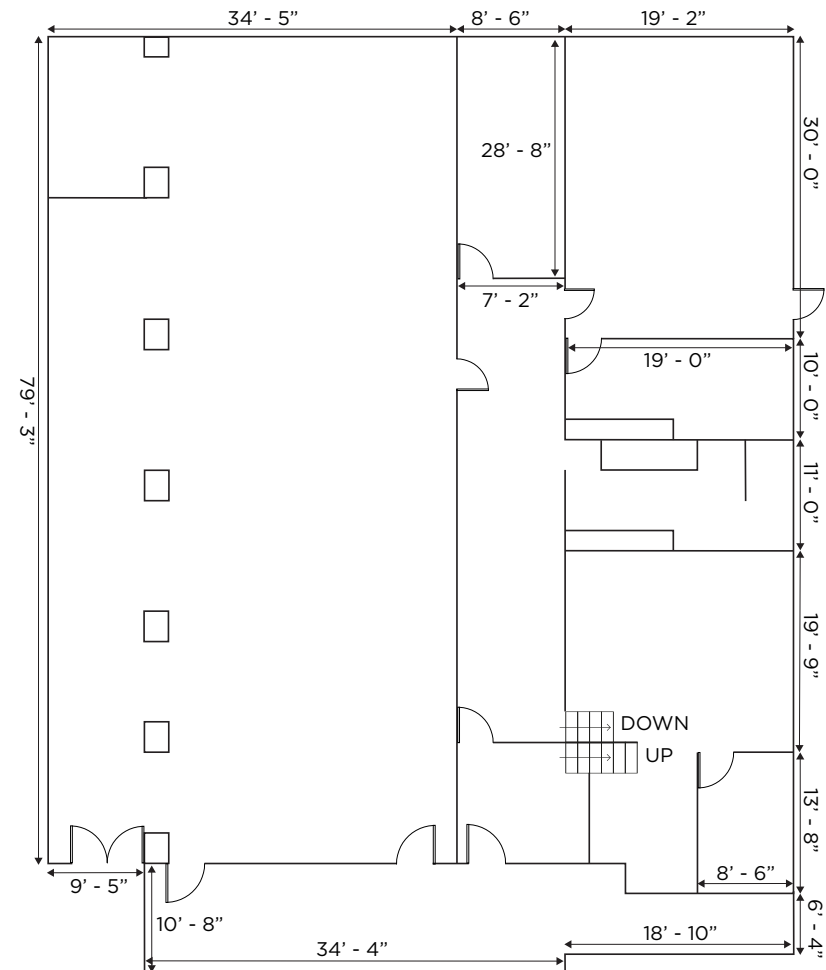
Property Highlights

- Adjacent to planned 66-unit townhome development
- Building Size: 7,135 SF
- Available Size: 2,400 - 7,135 SF
- Lot Size: 0.46 acres
- Zoning: C-S Service Commercial

- Signage: Building & Monument
- Frontage: 135' along N College
- Taxes \$4.18/SF | Insurance \$0.93/SF
- RTUs replaced in 2023 | Roof replaced in 2020
- Parking Ratio: 2.71 : 1,000 SF

SALE PRICE: \$1,100,000 (\$154/SF)* | LEASE RATE: Negotiable

*Contact Brokers for Condo Sale Options



**SUBJECT
PROPERTY**

29,149 VPD

COLLEGE AVE. (US 287)

SUNIGA ROAD

JEROME STREET

PARCEL NUMBER: 9701316002
ZONING: CS

PARCEL NUMBER: 9701316001
ZONING: CS

PARCEL NUMBER: 9701300025
ZONING: CS

SUNIGA ROAD

CAJETA ST

PASCAL ST

LAKE CANAL

BUILDING 1 (APLEX)

BUILDING 2 (APLEX)

BUILDING 3 (APLEX)

BUILDING 4 (APLEX)

BUILDING 5 (APLEX)

BUILDING 6 (APLEX)

BUILDING 7 (APLEX)

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Jerome Street Station

**Jerome Street Station features
66 individual townhomes.**

Source: blacktimberbuilders.com

Strategic Location Advantages

Downtown adjacency



High pedestrian and visitor traffic High-traffic arterial frontage



Primary Regional Transportation Corridor

Recreation/lifestyle anchor



Next to Poudre River Whitewater Park

Revitalization upside



Active redevelopment and urban renewal efforts

Growing residential density



Immediate built-in customer base



Total Population
173,039



Total Households (HH)
70,593



Median HH Income
\$83,336



Median Age
32.9



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Contact

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