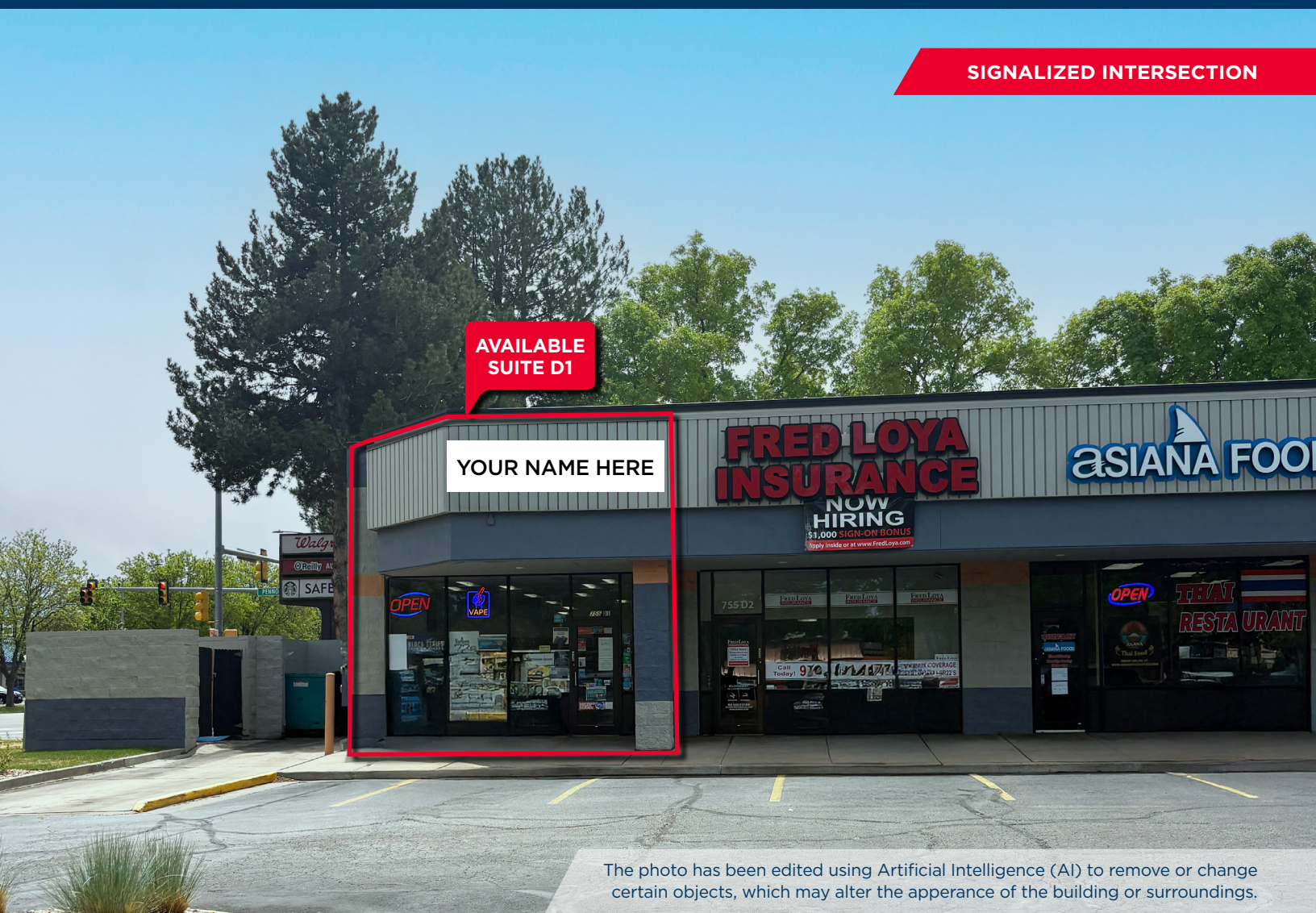


SIGNALIZED INTERSECTION



The photo has been edited using Artificial Intelligence (AI) to remove or change certain objects, which may alter the appearance of the building or surroundings.

## 1,166 SF HIGH PROFILE END CAP AVAILABLE 1/1/2027 GROCERY ANCHORED BY SAFEWAY

**\$32.00/SF NNN | \$9.70/SF + Utilities**

Riverside Plaza is under new ownership and management with building and landscape upgrades. This grocery anchored shopping center is close to UCHealth Poudre Valley Hospital, which underwent a \$76.5 million transformation and associated medical offices. Approximately 1 mile from Colorado State University, Old Town Fort Collins and College Avenue, this shopping center is located in East Fort Collins ±3 miles from I-25. Co-tenants include Safeway, Walgreens, O-Reilly Auto Parts, Wendy's, Farmer's Bank, Papa Murphy's, Liberty Tax, Miracle Ear and other retail tenants.

**755 S LEMAY AVE, SUITE D1**

FORT COLLINS, COLORADO 80524



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