4609 S TIMBERLINE

CBRE

±1,000 SF Retail Space for Lease
$35.00/NNN

FORT COLLINS, CO 80528

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01

PROPERTY OVERVIEW

FORT COLLINS, COLORADO 80528

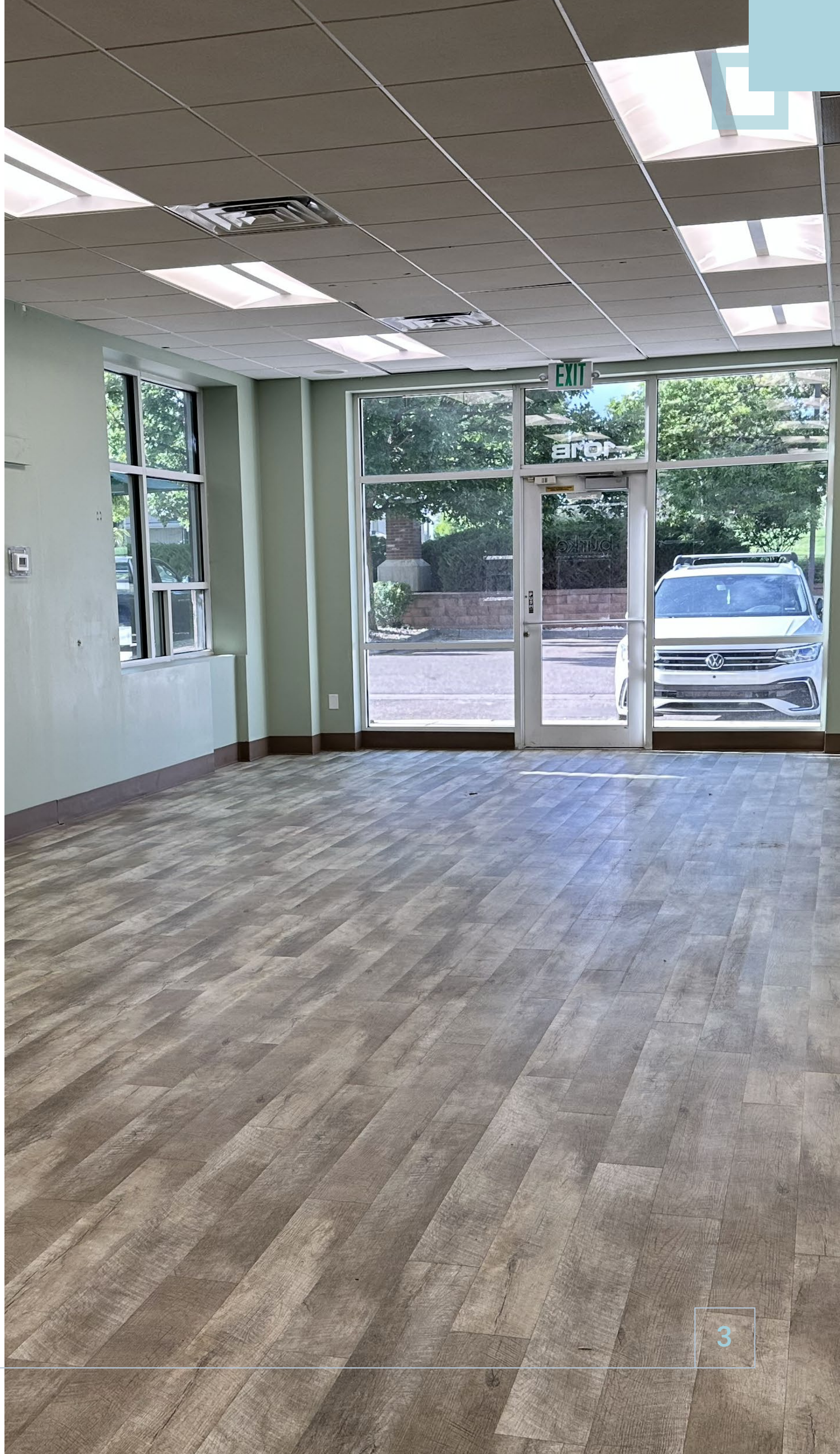
PROPERTY OVERVIEW

4609 S Timberline Road, Unit 101B offers ±1,000 square feet of highly visible retail space positioned along East Harmony Road in one of Fort Collins' most active commercial corridors. The space benefits from immediate proximity to the signalized intersection of Harmony and Timberline Roads, a premier retail node with combined daily traffic counts exceeding 75,000 vehicles.

The suite fronts Harmony Road, providing tenants with exceptional visibility, strong signage potential, and direct exposure to one of the city's dominant east-west arterials. Positioned within the Harmony Corridor District, the Property is surrounded by a deep concentration of national and regional retailers, restaurants, service providers, and daily-needs destinations, including Starbucks, Texas Roadhouse, Old Chicago, Jersey Mike's, La-Z-Boy, Noodles & Company, Cinemark, and other established traffic drivers.

With its efficient size, prominent frontage, and access to consistent vehicle and consumer activity, 4609 S Timberline Road, Unit 101B represents a compelling opportunity for retail, service, medical, or specialty users seeking a high-visibility location within Fort Collins' most dynamic commercial corridor.

ADDRESS	4609 South Timberline Road, Unit 101B, Fort Collins, CO
MARKET/SUBMARKET	Fort Collins / Harmony Corridor
PROPERTY TYPE	Retail / Service Retail
BUILDING SF	±7,360 SF
AVAILABLE SF	*±1,000 SF*
YEAR BUILT	2003
PARKING	Surface parking available
ZONING	H-C
TRAFFIC COUNT	75,000+ vehicles per day
PROPERTY TAXES (2025)	**$9.89/SF (included in CAM)**
CAM (2026 ESTIMATE)*	**$19.35/SF**



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LOCATION OVERVIEW

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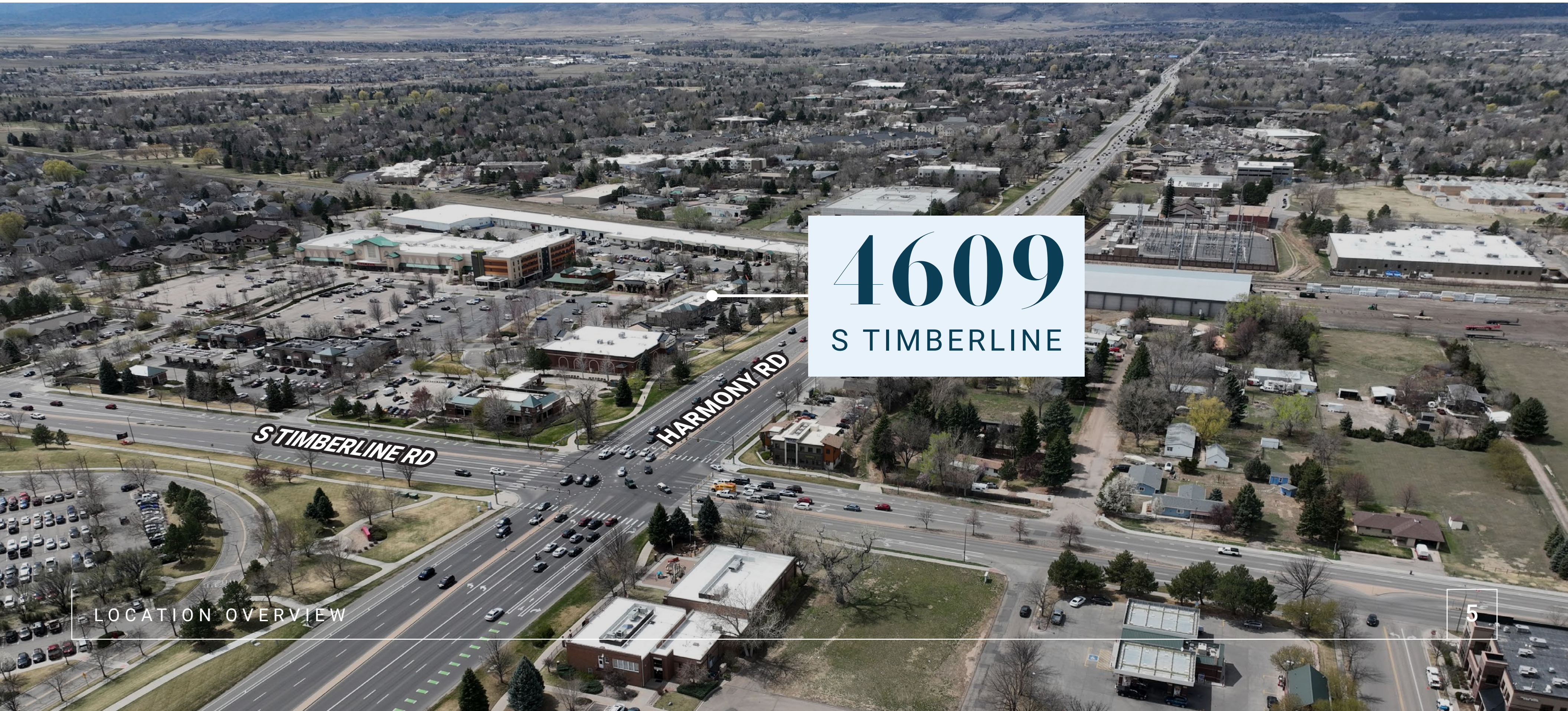
The Harmony Corridor serves as the principal commuter route connecting Fort Collins, Timnath, and Interstate 25, drawing from some of the region's strongest residential and employment growth areas. Within a four-mile radius, the Property benefits from access to nearly 100,000 residents, average household incomes exceeding $85,000, and daytime employment above 79,000, creating a strong customer base for retail, service, medical, and daily-needs users. Fort Collins' continued growth is supported by Colorado State University, UCHealth, and a diverse mix of high-tech, service, and healthcare employers that sustain long-term demand for well-located commercial space.

With its Harmony Road frontage, excellent visibility, and position near the signalized intersection of Harmony and Timberline Roads, 4609 S Timberline Road, Unit 101B represents an exceptional opportunity for tenants seeking exposure within one of Fort Collins' most dynamic commercial corridors. The ±1,000-square-foot suite offers an efficient footprint within an established retail environment, making it well suited for retail, service, medical, or specialty users looking to capture consistent vehicle traffic and strong surrounding consumer activity.

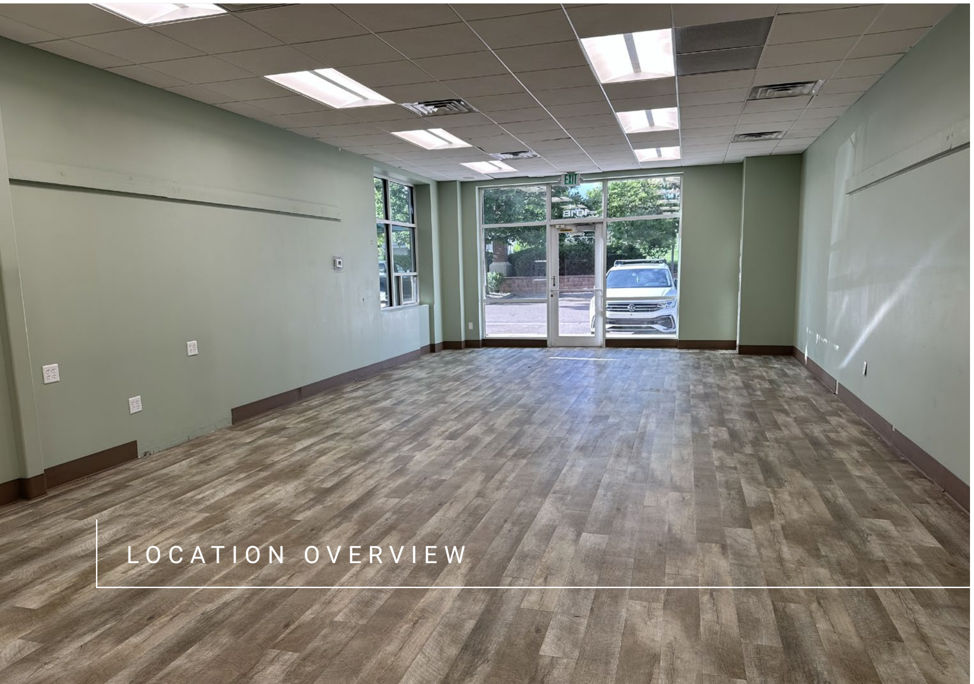


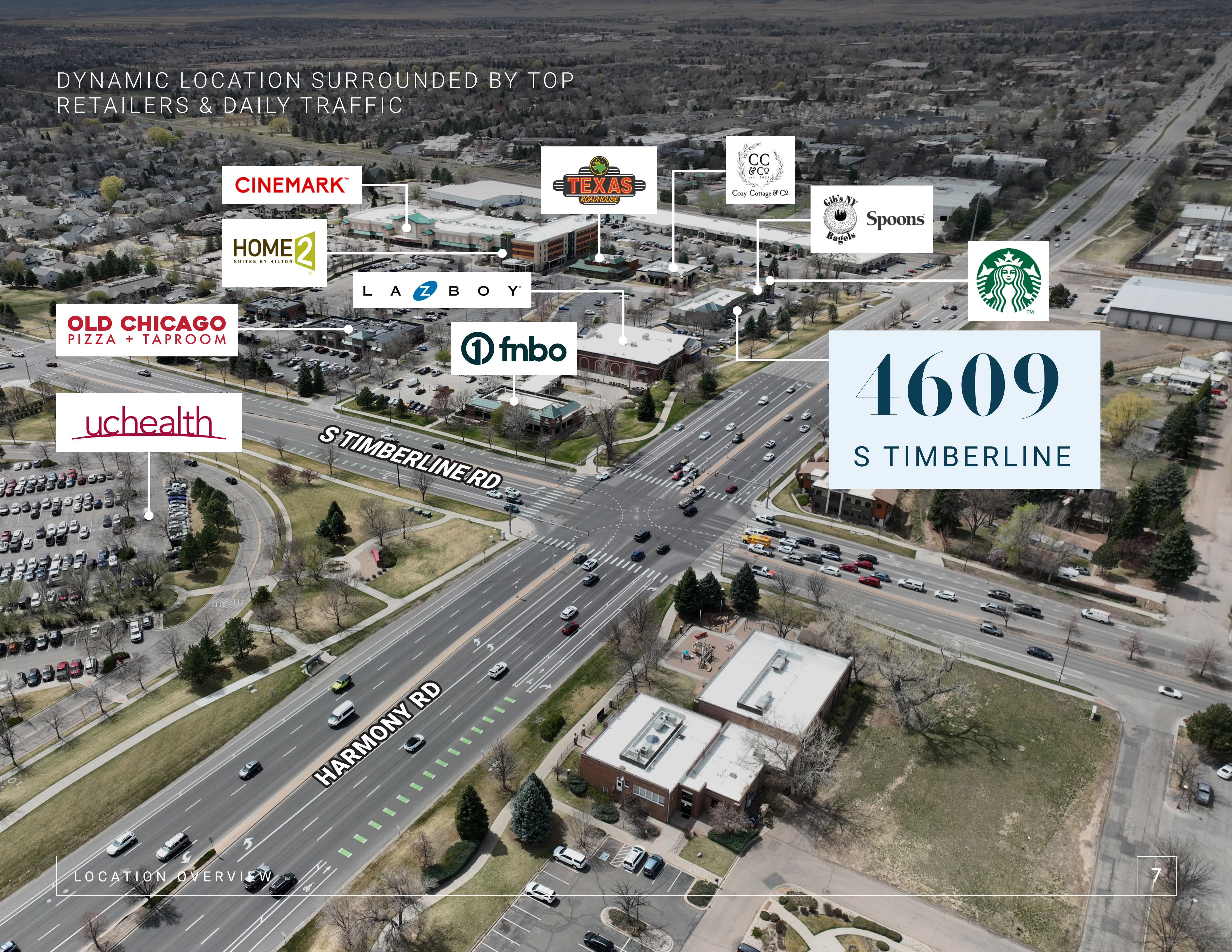
PROPERTY HIGHLIGHTS

- ±1,000 SF of highly visible retail space fronting East Harmony Road.
- Ideal for retail, service, medical, or specialty users seeking exposure in the Harmony Corridor.
- Efficient floor plan supports a variety of tenant layouts and operational needs.
- Prominent storefront positioning enhances brand visibility and customer awareness.
- Strong signage potential along one of Fort Collins' highest-traffic commercial corridors.
- Convenient surface parking supports easy customer access.
- Surrounded by established retailers, restaurants, and daily-needs destinations that drive consistent consumer activity.
- Exposure to 75,000+ vehicles per day at Harmony and Timberline.

LOCATION HIGHLIGHTS

- Strategically positioned at the busy intersection of Harmony and Timberline Roads, ensuring continuous exposure.
- Proximity to major employment hubs, including UCHealth Harmony Campus and multiple corporate offices.
- Minutes from Front Range Village Shopping Center, featuring top-tier retailers like Target, Lowe's, and Sprouts Farmers Market.
- Surrounded by popular restaurants and cafes, creating steady foot traffic and vibrant consumer engagement.
- Convenient access to Interstate 25 and Downtown Fort Collins, attracting shoppers from a broader regional area.
- High-growth residential neighborhoods nearby, driving robust daily consumer activity.
- Close to multiple hotels and hospitality services, capturing additional business from visitors and tourists.
- Short distance to recreational amenities, including parks, trails, and Harmony Club Golf Course, supporting active community lifestyles.




DYNAMIC LOCATION SURROUNDED BY TOP RETAILERS & DAILY TRAFFIC
CINEMARK
HOME2 SUITES BY HILTON
TEXAS ROADHOUSE
CC & Co
Cozy Cottage & Co
Gib's NY Bagels
Spoons
LAZBOY
OLD CHICAGO PIZZA + TAPROOM
fnbo
uchealth
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S TIMBERLINE RD
HARMONY RD

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MARKET OVERVIEW

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FORT COLLINS OFFICE MARKET: A BEACON OF STABILITY AMIDST NATIONAL TRENDS

The Fort Collins office market continues to demonstrate remarkable resilience, standing strong against national trends of fluctuating demand and low office utilization. While many markets nationwide grapple with increased vacancies, Fort Collins maintains a stable and attractive environment for businesses.

VACANCY RATES: A PICTURE OF STRENGTH

Fort Collins boasts a significantly lower office vacancy rate compared to the national average. Currently at 6.2%, the vacancy rate in Fort Collins remains only slightly above its long-term average of 5.6%. This contrasts sharply with the U.S. average vacancy rate of 14.1%, which is nearly double that observed in Fort Collins.

This impressive stability is further highlighted by a drop in overall vacancy, particularly within high-quality properties. Class A and B (4 and 5 Star) properties are experiencing an even tighter market, with a mere 2.4% vacancy rate. In contrast, the 3 Star segment shows the highest vacancy at 6.8%. Looking ahead, the overall vacancy rate is projected to remain low due to increased activity and a lack of new construction.

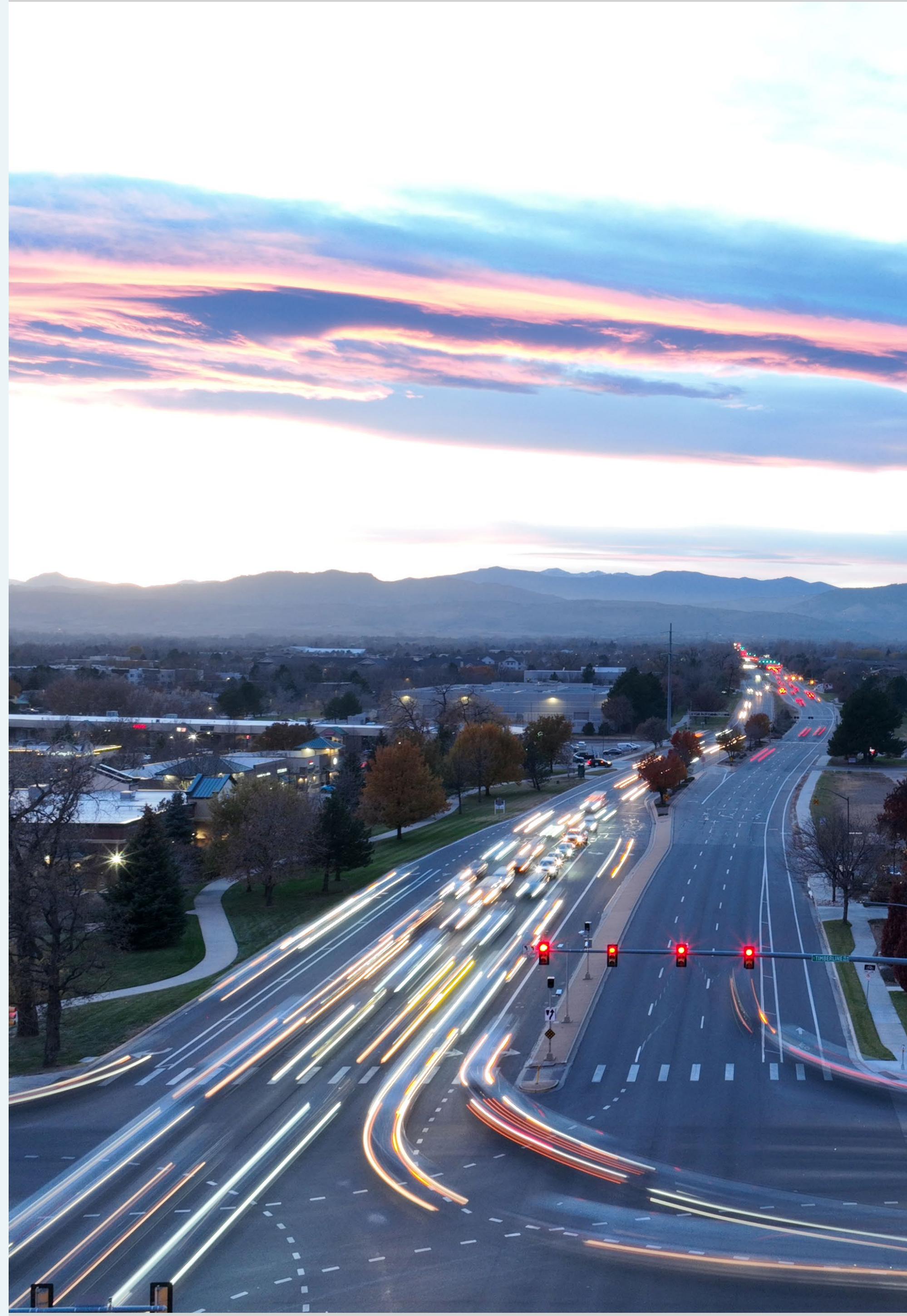
LEASING ACTIVITY AND KEY DRIVERS

Leasing activity in Fort Collins has seen a positive uptick, primarily driven by companies in the technology, government, and healthcare sectors. This sustained interest from diverse industries underscores the robust economic foundation of the region.

RENTAL RATES: HOLDING STRONG

Fort Collins office rents have maintained their strength, outperforming the national average, experiencing a 0.3% increase over the past year. Nationally, rents grew by 0.7% during the same period. This healthy rental growth, coupled with low vacancy, indicates a thriving and competitive market.

**CoStar Fort Collins Office Market Report*



AFFILIATED BUSINESS DISCLOSURE

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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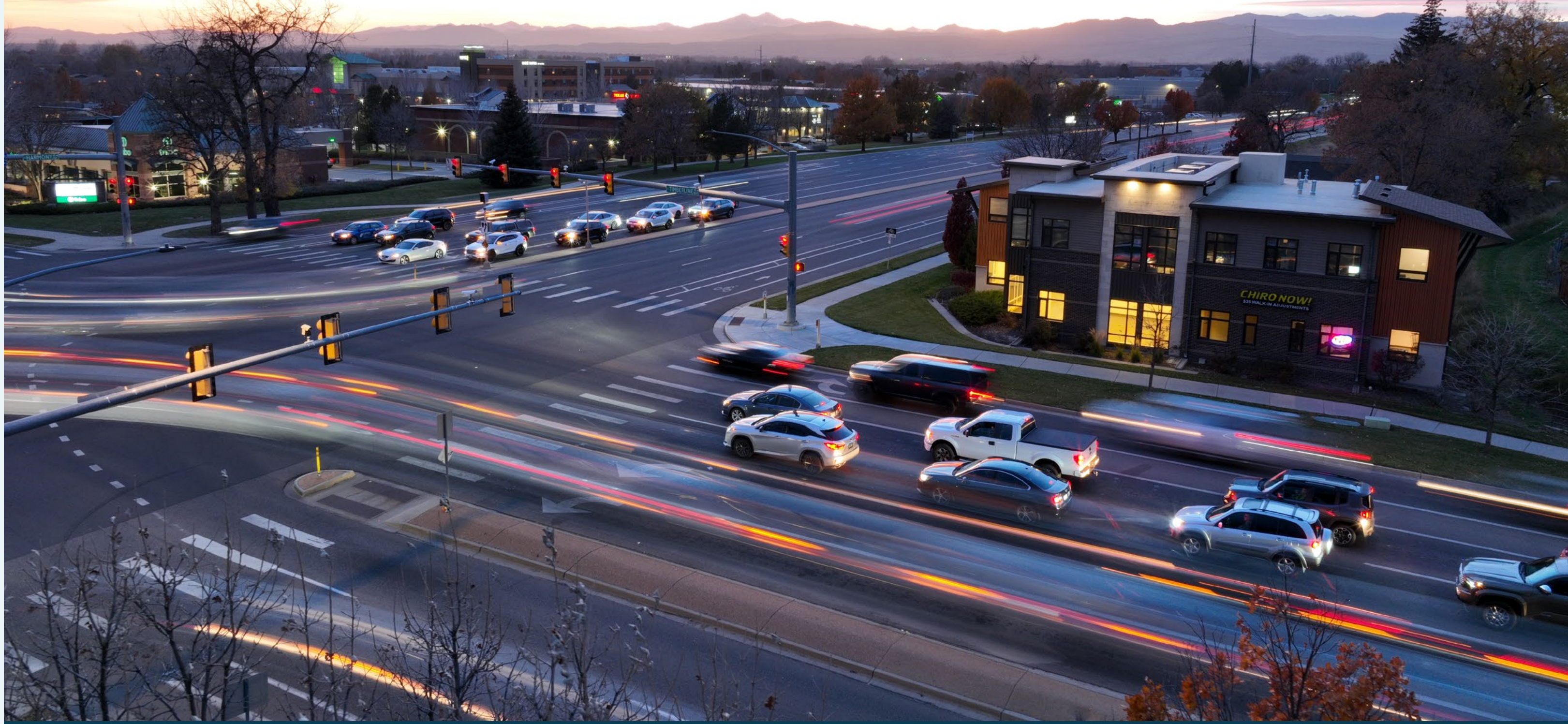

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