

FRONT RANGE VILLAGE

2720 COUNCIL TREE AVE // FORT COLLINS, CO 80525

MULTIPLE RETAIL OPPORTUNITIES IN 503,038 SF POWER CENTER IN FORT COLLINS, CO



LEGEND
PARTNERS

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THE OPPORTUNITY

- Front Range Village is a 503,038 SF power center and is the 3rd most visited shopping center within 15 miles receiving 5.5 million visitors per year
- Anchors include: Target, Lowe's, Sprouts, IKEA (coming soon), Burlington, Ulta, World Market, DSW, Five Below and more
- Shop and anchor space available for lease
- The center is located on Harmony Road (35,000+ cars/day), which is a major east-west corridor that connects Fort Collins to I-25 and Timnath
- Over 2,000 retail parking spaces
- Call broker for more details and rates

AVAILABLE SPACES

- SPACE 14** 28,000 SF stand-alone 2 floor building, divisible
- SPACE 19** 1,500 SF inline, available
- SPACE 26** 1,995 SF 2nd generation restaurant space, endcap (Lease negotiations)
- SPACE 32** 2,626 SF inline space, available 8/1/2026
- SPACE 40** 3,100 SF inline space, potentially available
- SPACE 70** 12,745 SF endcap, divisible
- SPACE 87** 7,302 SF endcap, available 11/1/2026 (Lease negotiations)
- SPACE 88** 3,050 SF 2nd generation restaurant, endcap, available 12/1/2026

DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	5 MILE
 POPULATION	10,188	35,332	64,446	155,984
 AVG. HOUSEHOLD INCOME	\$125,521	\$146,918	\$138,469	\$132,642
 HOUSEHOLDS	3,924	15,926	27,147	6,907
 BUSINESSES	663	1,403	2,899	6,907
 DAYTIME POPULATION	16,954	38,932	71,489	170,710
 MEDIAN AGE	38.5	39.4	37.7	35.2
 COLLEGE DEGREE +	58.0%	64.5%	62.7%	61.1%

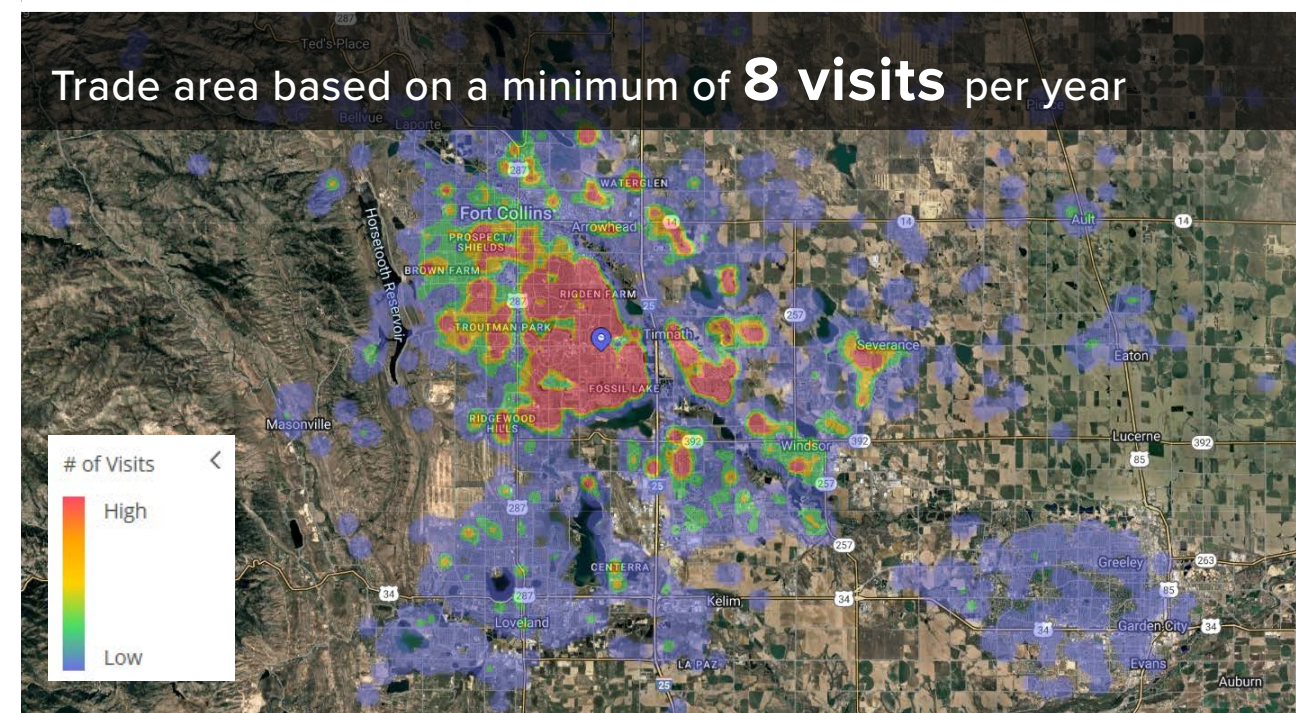
3rd most visited shopping center within 15 miles



5.5 million annual visits in 2025



Trade area based on a minimum of 8 visits per year



SITE PLAN

#	TENANT	SQ FT
2	Sherwin-Williams	4,99
3	IKEA (coming soon)	64,815
4	Pet Supplies Plus	7,297
5	Massage Heights	2,865
6	Spice & Tea Exchange	1,396
7	Five Below	11,389
9	Ripple Effect Martial Arts	3,104
10	T-Mobile	1,989
11	Lash + Company	973
12	Pure Barre	1,748
13	Leased to National User	1,989
14	AVAILABLE	28,000
15	F45 Training	3,008
16	GNC	1,205
17	Great Clips	1,002
18	H&R Block	1,589
19	AVAILABLE	1,500
20	Honolulu Poke Bar	2,105
21	Sally Beauty Supply	1,591
22	The Cakery	1,091
23	Doug's Day Diner	2,787
24	Café Athens	2,996
25	Which Wich	1,600
26	LEASE NEGOTIATIONS	1,995
27	Mary's Mountain Cookies	998
28	First Tech Federal Credit Union	4,436
29	Himalayan Bistro	2,664
30	Microsoft	5,150
31	Frenchie's Modern Nail Care	1,267
32	AVAILABLE 8/1/2026	2,625
33	StrechLab	1,454
37	Revelation Chiropractic	1,303
38	Victoria	1,415
39	America's Best	3,100
40	POTENTIALLY AVAILABLE	3,100
41	JB Elliot	2,361
42	Sephora	5,503
43	Qdoba Mexican Grill	3,371
44	4Ever Young Anti Aging Solutions	2,449

#	TENANT	SQ FT
45	Club Pilates	2,872
46	Studio Be Salon	2,474
57	Dazbog Coffee	1,413
58	Foss Yoga Studio & Wellness	2,535
59	LaVida Massage	2,261
60	Charles Schwab	2,653
61	The Wax Factory	1,211
62	Mathnasium	1,868
63	Sport Clips	1,277
64	Claire's	1,394
66	Panera Bread	4,492
67	Bann Thai	2,518
68	Columbia Sportswear	6,140
69	Bath & Body Works	3,071
70	AVAILABLE	12,745
78	Five Guys Burgers and Fries	2,800
79	Jimmy John's	1,308
80	Smoothie King	1,357
81	Chewy Vet (coming soon)	2,787
82	Chase Bank	4,195
83	Mattress Firm	3,625
84	AT&T	2,600
85	RJ's Wine & Spirits	5,405
86	Sola Salon Suites	5,007
87	LEASE NEGOTIATIONS	7,302
88	AVAILABLE 12/1/2026	3,050
89	Pure Green (coming soon)	1,546
90	DSW Shoe Warehouse	14,488
93	Bank of America	3,850
94	Burlington	23,676
95	2nd & Charles	21,424
96	Ulta	10,080
97	World Market	17,391
98	Miniso	6,008
99	Sprouts Farmers Market	24,288
100	Staples	20,394

Gross Leaseable Area: 503,038 SF
Parking Spaces: 2,014



Poudre High School
(1,663 Students)

Colorado State University Fort Collins
(33,648 Students)

Rocky Mountain High School
(2,069 Students)

Fort Collins High School
(1,903 Students)

Fossil Ridge High School
(2,053 Students)

Downtown

Foothills

Front Range Village

Harmony Marketplace

Harmony Marketplace

Bloom Homes
2,000 Units

Serratoga Falls
834 Homes

Sundance at Daubert Farms
317 Homes

Gateway at Prospect
764 Homes

Timnath Middle-High School
1,024 Students
Opened 2022

Fish Farms
747 Homes

Wildwing
120 Homes

Strauss Lake
1,100 Homes

Allsion Estates
49 Homes

Buffalo Creek
750 Homes

Whitewing
40 Homes

McMorris
25 Homes

Timnath Landing
1,384 Homes

35,534 VPD

Timnath Ranch
1,591 Homes

Ladera
184 Homes

Rendezvous
340 Homes

78,672 VPD

College Ave

40,964 VPD

38,612 VPD

Harmony Rd

Mulberry St

Prospect Rd

Drake Rd

Taft Hill Rd



UCHealth Harmony Campus

Banner Health Center

In-N-Out Under Construction



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LEGEND
PARTNERS ■■■■

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PARTNER XTEAM
RETAIL ADVISORS

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY, TENANT AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO TENANT DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, landlord includes sublandlord and tenant includes subtenant.

Landlord's Agent: A landlord's agent works solely on behalf of the landlord to promote the interests of the landlord with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord. The landlord's agent must disclose to potential tenants all adverse material facts actually known by the landlord's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the landlord.

Tenant's Agent: A tenant's agent works solely on behalf of the tenant to promote the interests of the tenant with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant. The tenant's agent must disclose to potential landlords all adverse material facts actually known by the tenant's agent, including the tenant's financial ability to perform the terms of the transaction and, if a residential property, whether the tenant intends to occupy the property. A separate written tenant agency agreement is required which sets forth the duties and obligations of the broker and the tenant.

Transaction-Broker: A transaction-broker assists the tenant or landlord or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a tenant's financial ability to perform the terms of a transaction and, if a residential property, whether the tenant intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND TENANT

Broker and Tenant referenced below have NOT entered into a tenant agency agreement. The working relationship specified below is for a specific property described as:

or real estate which substantially meets the following requirements:

Tenant understands that Tenant is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Tenant.

CHECK ONE BOX ONLY:

- Multiple-Person Firm.** Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.
- One-Person Firm.** If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

- Customer.** Broker is the landlord's agent landlord's transaction-broker and Tenant is a customer. Broker intends to perform the following list of tasks: • Show the premises • Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Tenant.
- Customer for Broker's Listings – Transaction-Brokerage for Other Properties.** When Broker is the landlord's agent or landlord's transaction-broker, Tenant is a customer. When Broker is not the landlord's agent or landlord's transaction-broker, Broker is a transaction-broker assisting Tenant in the transaction. Broker is not the agent of Tenant.
- Transaction-Brokerage Only.** Broker is a transaction-broker assisting the Tenant in the transaction. Broker is not the agent of Tenant.

If Broker is acting as a transaction-broker, Tenant consents to Broker's disclosure of Tenant's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Tenant, or use such information to the detriment of Tenant.

THIS IS NOT A CONTRACT.

If this is a residential transaction, the following provision applies:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Tenant, Tenant understands that Tenant must contact local law enforcement officials regarding obtaining such information.

TENANT ACKNOWLEDGMENT:

Tenant acknowledges receipt of this document on _____

Tenant

_____, Broker provided _____ (Tenant) with this document via _____ and retained a copy for Broker's records.

Brokerage Firm's Name: **Legend Partners, LLP**

Broker

BDB24-10-19. BROKERAGE DISCLOSURE TO BUYER

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

Seller's Agent: A seller's agent (or listing agent) works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

THIS IS NOT A CONTRACT.

I acknowledge receipt of this document on _____

Signature

On _____, Broker provided _____ with this document via _____ and retained a copy for Broker's records.

Brokerage Firm's Name: **Legend Partners, LLP**

Broker