

The Shops at Foothills

RETAIL LEASING
Ft. Collins, CO



JOIN THESE RETAILERS... and many more!

The Shops at Foothills | Ft. Collins, CO





PROPERTY

Overview

Situated in the heart of Fort Collins, visit The Shops at Foothills for unparalleled retail, dining, and entertainment experiences. This Class A center stands as Fort Collins' leading retail destination.

Boasting a robust tenant roster, central location, and new ownership, this property presents a promising opportunity for a wide array of businesses.

RETAIL SNAPSHOT

168K
TOTAL SF

4.1M
ANNUAL
VISITS

AVERAGE DWELL
TIME
63MIN

811K
UNIQUE
VISITORS

Placer.ai | 7/1/25 - 6/30/26

DEMOGRAPHIC SNAPSHOT | 5 MILES

182K
TOTAL
POPULATION

DAYTIME
POPULATION
197K

\$126K
AVG HH INCOME

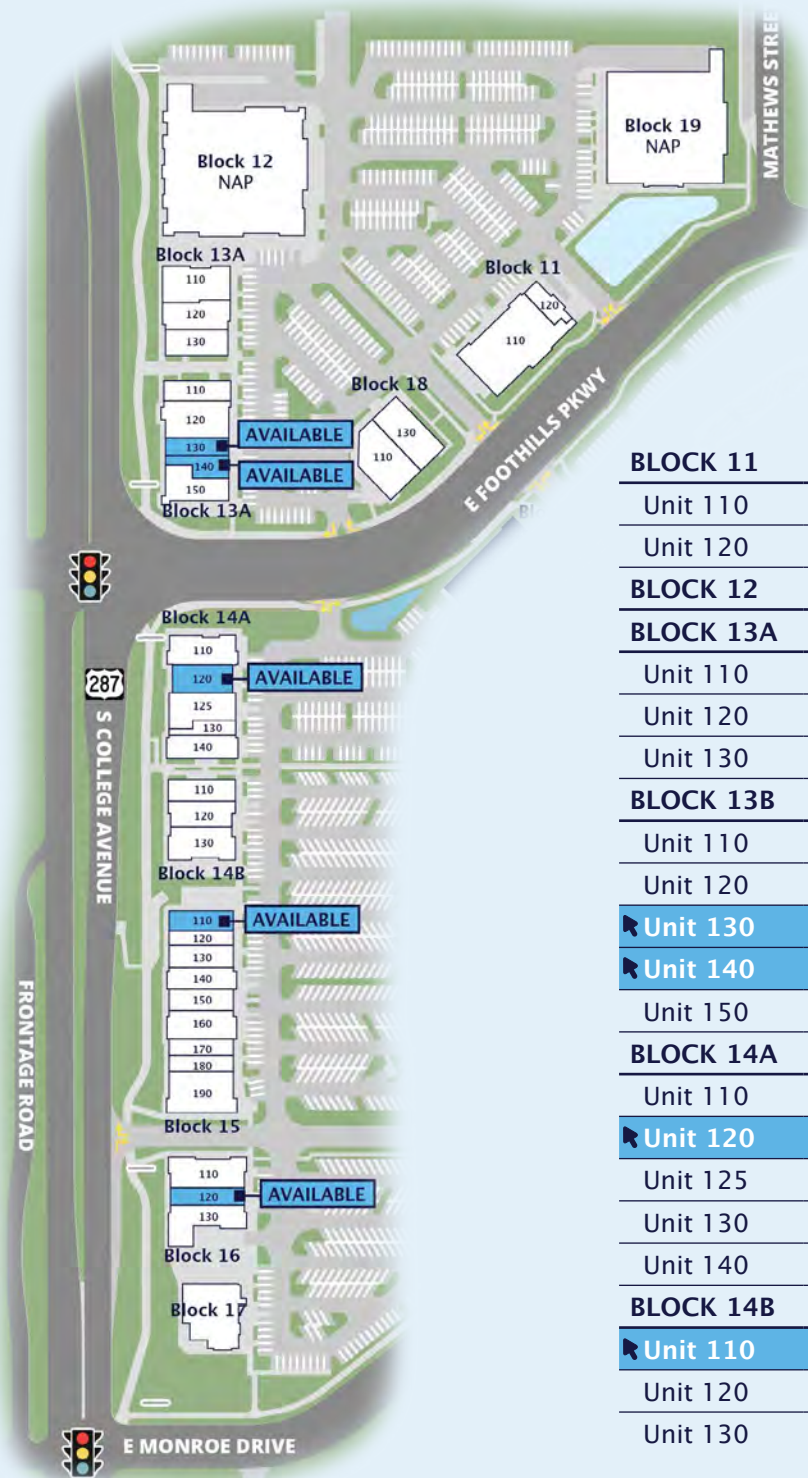
74K EST.
HOUSEHOLDS

Esri | 2026

SITE Plan

THE SHOPS AT FOOTHILLS

➡ *Click Available Unit to View Space*



BLOCK 11

Unit 110	Ulta	10,254
Unit 120	Dream Makers	1,509

BLOCK 12 Nordstrom Rack (NAP)

BLOCK 13A

Unit 110	Fidelity Inv.	4,212
Unit 120	LensCrafters	3,500
Unit 130	Cava	2,865

BLOCK 13B

Unit 110	T-Mobile	2,506
Unit 120	Comcast Xfinity	4,490

BLOCK 13A

➡ Unit 130	AVAILABLE	2,072
➡ Unit 140	AVAILABLE	2,006
Unit 150	Chico's	3,511

BLOCK 14A

Unit 110	Lululemon	3,070
➡ Unit 120	AVAILABLE	3,840

Unit 125	J. Jill	3,565
Unit 130	Nekter Juice Bar	1,409
Unit 140	Modern Market	2,860

BLOCK 14B

➡ Unit 110	AVAILABLE	2,760
Unit 120	Jinya Ramen	2,898
Unit 130	Torchy's Tacos	4,000

BLOCK 15

Unit 110	Birdcall	2,527
Unit 120	Crumb	1,697
Unit 130	Athleta	2,758
Unit 140	Cycle Bar	2,590
Unit 150	Snappy Nails	2,523
Unit 160	Yoga Pod	3,575
Unit 170	European Wax	1,904
Unit 180	Nothing Bundt Cakes	1,926
Unit 190	Verizon Wireless	4,941

BLOCK 16

Unit 110	Aspen Dental	4,131
➡ Unit 120	AVAILABLE	2,563
Unit 130	Shake Shack	3,784

BLOCK 17 Longhorn Steakhouse

BLOCK 18

Unit 110	Skechers	4,947
Unit 130	Carter's	4,535

BLOCK 19 Ross (NAP)

25,220

SURROUNDING

Retail

Adjacent to The Shops at Foothills, Foothills Mall creates a complementary retail destination that enhances the overall customer experience.

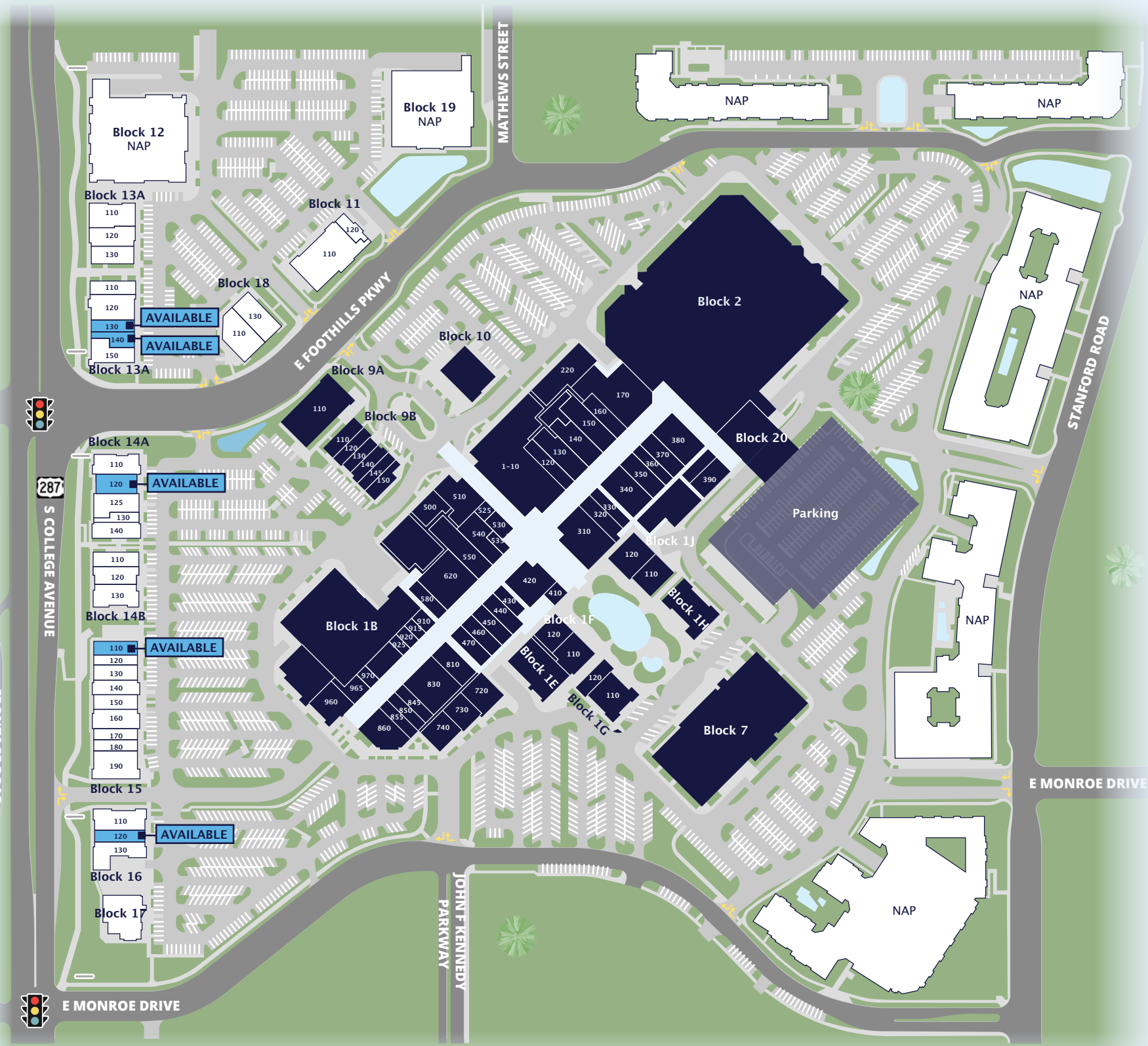
Together, the two centers offer a diverse mix of shopping, dining, entertainment, and services, allowing each property to benefit from shared traffic and extended customer visits.

FOOTHILLS MALL | EXISTING TENANTS (NOT A PART)

BLOCK 1A			Unit 530	Zales	1,600
Unit 110	H&M	22,315	Unit 535	Sunglass Hut	1,000
Unit 140	Naurice's	4,182	Unit 720	School of Rock	3,798
Unit 150	Finish Line	5,000	Unit 740	Ohana Salon	3,390
Unit 160	Zumiez	2,714	Unit 915	Auntie Anne's	744
Unit 170	Encore	10,735	Unit 925	Tip Top Tux	783
Unit 310	Victoria's Secret	7,621	BLOCK 1B Dick's Sporting Goods 41,488		
Unit 320	Bath & Body Works	2,978	BLOCK 1E X-Golf 7,003		
Unit 340	Buckle	5,292	BLOCK 1F Bad Daddy's Burger 3,600		
Unit 350	Vans	3,376	BLOCK 1H Agave Cantina 6,000		
Unit 360	Hot Topic	2,000	BLOCK 1J Smok-BBQ 3,560		
Unit 370	Torrid	3,229	BLOCK 7 Cinemark 43,655		
Unit 430	Francesca's	1,596	BLOCK 9B		
Unit 500	Spavia	2,867	Unit 120	Koko Fit Club	1,972
Unit 510	Poudre Schools	5,383	Unit 130	Color Me Mine	1,657
Unit 525	RMCF	847			

THE SHOPS AT FOOTHILLS

FOOTHILLS MALL



TRADE Area



FORT COLLINS

Colorado

Located at the base of the Rocky Mountains, Fort Collins is home to Colorado State University (CSU), a nationally recognized Carnegie R1 research university, and is a leading hub for innovation, advanced manufacturing, bioscience, and technology.

CSU enrolls 26K undergraduate and 7K graduate students. As one of the nation's premier public research universities, CSU is recognized for excellence in veterinary medicine, infectious disease research, atmospheric science, clean energy, and environmental science. *(CSU)*

Fort Collins is home to major employers including Colorado State University, UCHealth, Broadcom, Woodward, Anheuser-Busch, Hewlett Packard Enterprise, OtterBox, and Tolmar, supporting a highly educated workforce and a thriving innovation economy. *(City of Fort Collins Economic Health Office)*

TOP 25 BEST PLACES TO LIVE IN THE U.S.
U.S. News & World Report

359,000+ RESIDENTS | FT COLLINS-LOVELAND MSA
U.S. Census Bureau

DEMOGRAPHICS

3 MILES

113,082

Total
Population

129,038

Total Daytime
Population

46,128

Total
Households

\$121,864

Average Household
Income

5 MILES

181,910

Total
Population

197,309

Total Daytime
Population

74,448

Total
Households

\$126,935

Average Household
Income

10 MILES

309,410

Total
Population

321,201

Total Daytime
Population

125,258

Total
Households

\$135,661

Average Household
Income

Esri | 2026

The Shops at Foothills

RETAIL LEASING
Ft. Collins, CO



LEASING CONTACTS

ERIK CHRISTOPHER

303.390.5252

erik.christopher@srsre.com

TONY PIERANGELI

303.390.5257

tony.pierangeli@srsre.com

ANDREW CLEMENS

303.390.5230

andrew.clemens@srsre.com



SRS REAL ESTATE PARTNERS

1875 Lawrence Street, Suite 850

Denver, CO 80202

303.572.1800

SRSRE.COM

©2026 SRS. All Rights Reserved.

The information presented was obtained from sources deemed reliable; however SRS does not guarantee its completeness or accuracy.