

FORT COLLINS MARKETPLACE

3645-3663 S. COLLEGE AVENUE, FORT COLLINS, CO 80525

WEST HORSETOOTH ROAD

66,652 VPD

SOUTH COLLEGE AVENUE

287



Sushi Restaurant
Coming Soon!

Suite 18
2,702 SF



20,775 SF Available



NICE NAILS



Suite 10
1,500 SF

ASIAN GRILL
EMPRESS

Hair Plus

Suite 9
1,403 SF

Cottonwood Liquors

LOI Agreed
Upon with
Grocer



RETAIL SPACES AVAILABLE FOR LEASE

Lease exceptional retail spaces in the vibrant Fort Collins Marketplace! Strategically located in a high-traffic area, this bustling hub is designed to help your business succeed. Enjoy customizable layouts, convenient parking, and a diverse mix of popular retailers that draw customers daily. Make Fort Collins Marketplace the new home for your brand and watch your business grow in a thriving community!



PROPERTY HIGHLIGHTS



Big Box Space:
Contact Broker for Pricing
NNN Expenses: \$9.00/SF



Small Shop Spaces:
\$25.00-\$39.00/SF NNN
NNN Expenses: \$11.00/SF



Chick Fil A and Snarf's
Sandwiches



5 Points of Access into
Shopping Center



Located in the heart of mid-town
Fort Collins catty-corner to Trader
Joe's and the Foothills Mall



Parking:
317 Parking Spaces



AVAILABILITIES

BIG BOX	20,775 SF	Former Safeway
SUITE 4	1,000 SF	Former smoothie bar with a built-in bar including a sink and floor drains (no hood or grease trap)
SUITE 6	1,000 SF	Former retail store
SUITE 9	1,403 SF	Former pet store
SUITE 10	1,500 SF	Former cupcakery
SUITE 18	2,702 SF	Former urgent care—turnkey medical office

**Contact Broker for Pricing*

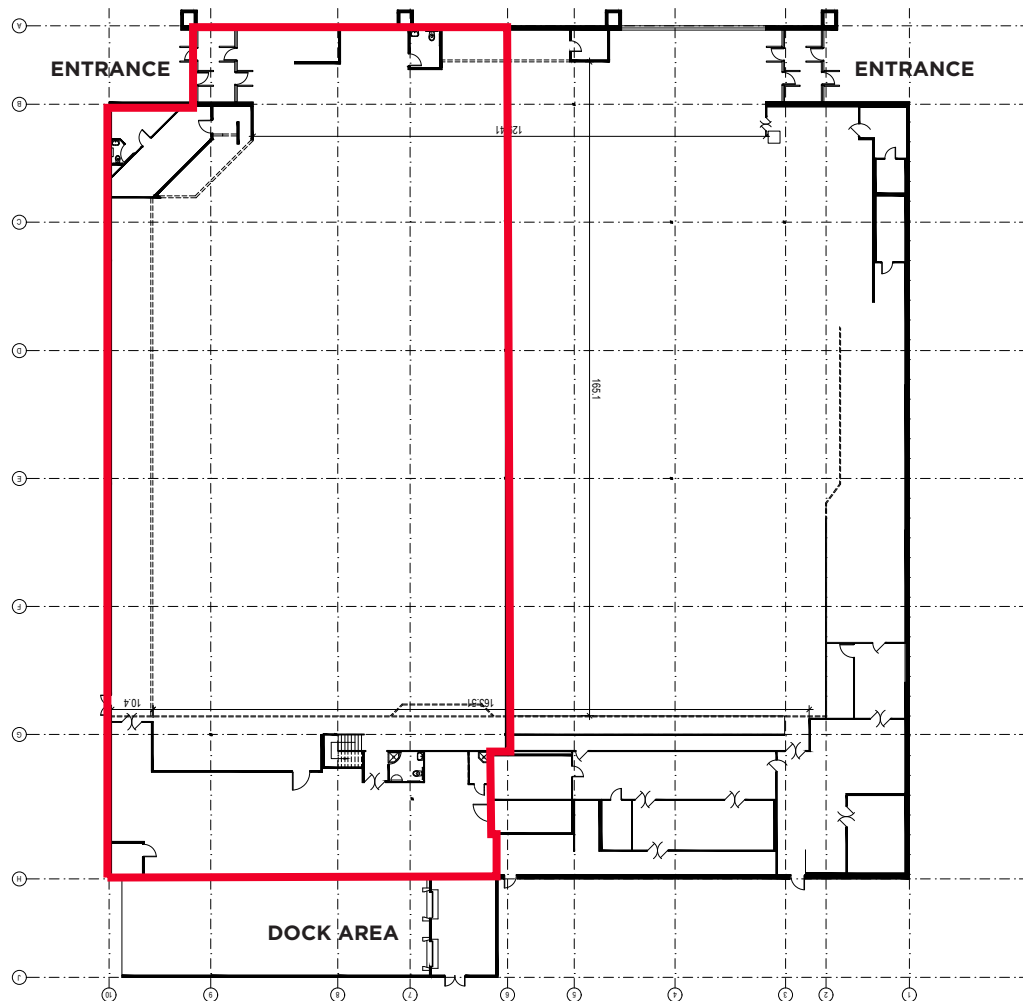


FORT COLLINS MARKETPLACE

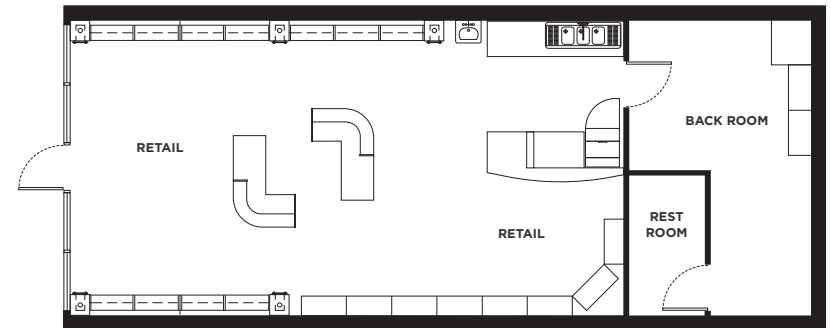
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AVAILABILITIES

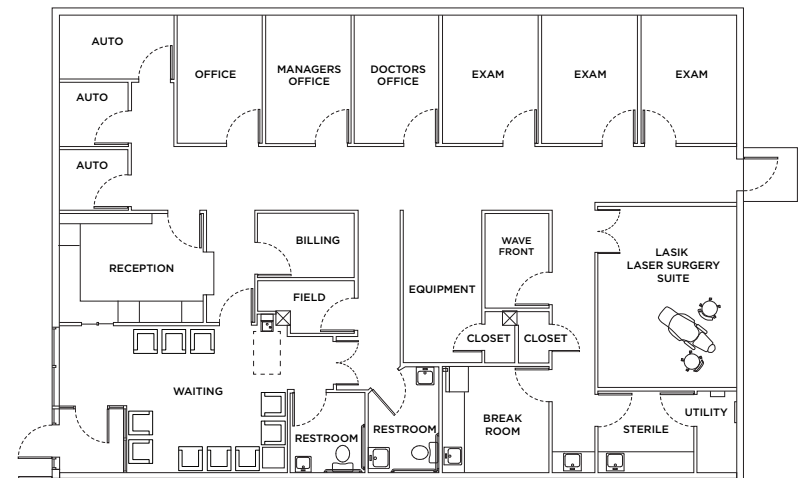
BIG BOX SPACE | 20,775 SF



SUITE 4 | 1,000 SF



SUITE 18 | 2,702 SF



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DEMOGRAPHICS COSTAR 2025

	1 MILE	3 MILE	5 MILE
2024 Population (Pop.)	14,852	110,006	177,581
2029 Pop. Projection	15,843	116,117	187,943
2024 Households (HH)	6,723	44,235	71,954
2029 HH Projection	7,188	46,928	76,491
2024 Avg. HH Income	\$89,403	\$100,105	\$99,904

