

**Colorado
Retail
Services**

FORT COLLINS FREESTANDING DRIVE-THROUGH RESTAURANT

1872 N. College Ave., Fort Collins, CO 80524

2,369 SF VACANT QSR ON 28,471 SF LOT



FOR LEASE

Patrick McGlinchey | Managing Director | +1 210 303 3149 | patrick.mcglinchey@cushwake.com
Justin Gregory | Managing Director | +1 303 803 7170 | justin.gregory@cushwake.com
Jack Lazzeri | Senior Associate | +1 303 312 4306 | jack.lazzeri@cushwake.com



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PROPERTY HIGHLIGHTS

AVAILABLE

2,369 SF on 28,471 SF Lot

BASE RENT

\$125,000/Year

CITY/COUNTY

Fort Collins/Larimer

ZONING

CC - Community Commercial

ABOUT THE PROPERTY

- Rare, grandfathered drive-through building along Hwy 287
- Anchored by King Soopers and surrounded by national tenants included Starbucks, Chase Bank, Discount Tire, Cobblestone, Burger King, and McDonald's
- Features ¾ access directly in front of the site as well as a RI/RO and full-movement signalized intersection to the south
- Equipped with a hood, walk-in cooler, walk-in freezer, and grease trap

DEMOGRAPHICS

Year: 2025 | Source: Esri

	1 Mile	3 Miles	5 Miles
Population	5,924	51,640	215,835
Daytime Employees	2,417	42,286	118,189
Avg. Household Income	\$94,278	\$96,573	\$94,051
Estimated Households	2,320	19,586	50,070



TRAFFIC COUNTS

Year: 2025 | Source: Esri

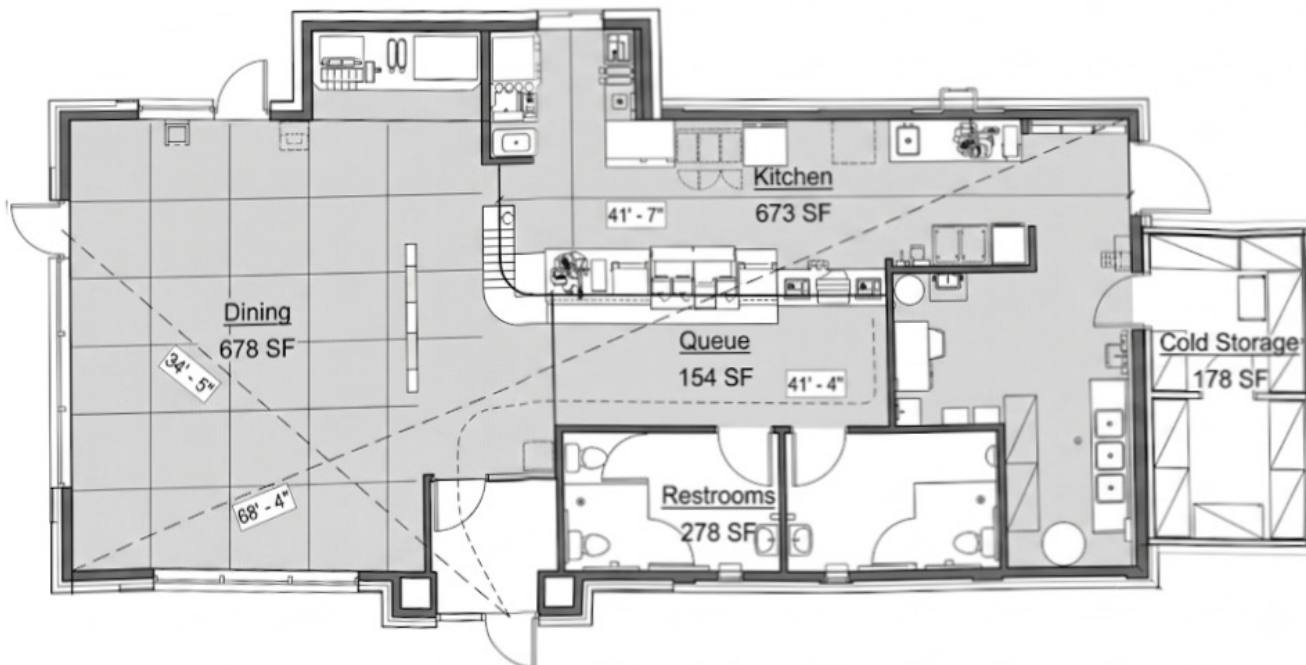
Street	Counts
N. College Avenue	24,681 VPD
Grape Street	7,450 VPD

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BUILDING SPECS

- **Kitchen Hood**
CaptiveAire 3044 BD-2 Series hood
 - 60" wide x 30" deep x 53" high
 - 1,200 CFM
- **Walk-In Cooler**
ICS unit: 9' 6" wide x 9' 4" deep
- **Walk-In Freezer**
ICS unit: 9' 6" wide x 9' 4" deep
- **Panel A**
600 Amps
- **Panel B**
250 Amps
- **Panel C**
250 Amps



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SITE AERIAL



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TRADE AERIAL



1872 N. COLLEGE AVE.

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ABOUT COLORADO RETAIL SERVICES

Patrick McGlinchey, Justin Gregory, and Jack Lazzeri comprise Cushman & Wakefield's Colorado Retail Services team, based in the firm's Denver office. The team specializes in all facets of retail and commercial land across Colorado and the surrounding region. Together, they have completed hundreds of transactions totaling more than \$500 million in value and are consistently recognized as a top-producing team within their asset class.

The team brings long-standing experience and continuity, with Patrick and Justin having partnered for over a decade and Jack working alongside them for more than six years. They are supported exclusively by brokerage specialist Nico Demetrian, who brings more than a decade of brokerage experience, further enhancing the team's execution and elevating the level of client service they deliver. Their approach is grounded in a set of core principles: responsive execution, data-driven brokerage, a modern and efficient organizational structure, best-in-class marketing, and a high-energy, client-focused mindset.