



RETAIL SPACE FOR LEASE

1630 N. College Ave., Unit C
Fort Collins, CO



PROPERTY DETAILS

Available Space:

Unit C: +/- 1,260 RSF

Lease Rate: \$13.00/SF NNN

NNN Expenses: \$12.26/SF

Co-Tenants:

- H & R Block
- Elevated Sandwiches
- Sky Nails
- Cricket Wireless
- Dollar Tree
- Asian Chef
- Cobblestone Car Wash
- Burger King
- Subway

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COUNTRY CLUB CORNERS

LEASE RATE: \$13.00/RSF NNN (\$12.26/SF)

- Turn-key retail opportunity in excellent north Fort Collins location offering excellent growth potential
- Ready for immediate occupancy, making it an ideal space for new or expanding businesses looking for a hassle-free setup in a bustling commercial area
- Join a thriving community of popular retail stores, service businesses, and dining options, creating a dynamic shopping environment that attracts a steady flow of local and regional visitors
- Center provides plentiful parking and convenient access points
- Growing area with vibrant economy and affluent population
- Nearby Colorado State University provides a strong local customer base



DEMOGRAPHICS (Source: STDB Online 2026, radius)

	1 Mile	3 Mile	5 Mile
2025 Population	7,587	56,148	128,084
Avg. HH Income	\$92,839	\$102,431	\$101,624
Households	3,085	21,134	52,541
Businesses	316	3,274	5,907
Employees	2,944	46,204	74,181



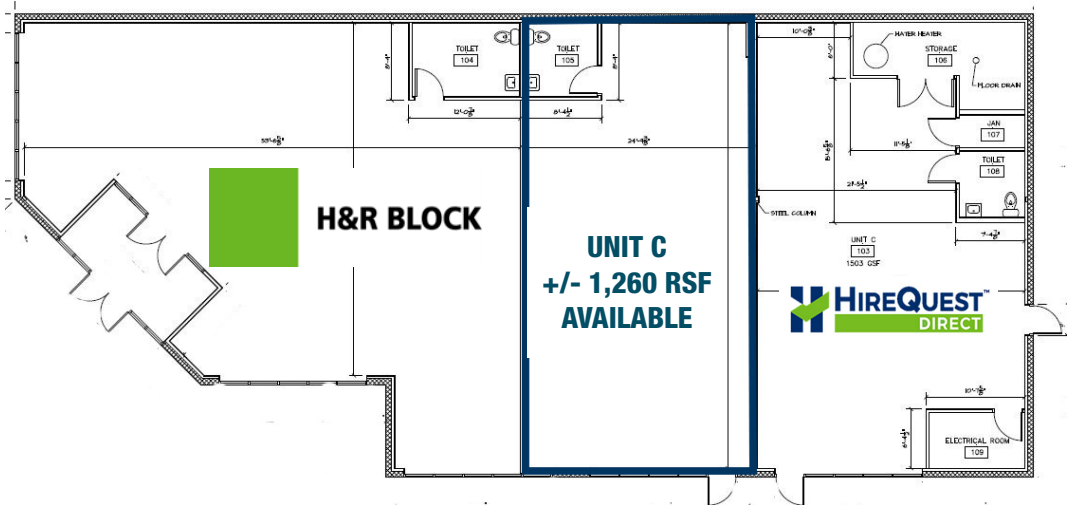
TRAFFIC COUNTS (Source: STDBOnline)

N. College Ave. @ W. Willox Ln.	17,110 VPD
W. Willox Ln. @ round-about	8,840 VPD

The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 6/10/2026

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