

# THE PAVILLION SHOPPING CENTER

4372 S. College Avenue, Fort Collins, Colorado 80525



## PROPERTY HIGHLIGHTS

- Anchored by TJ Maxx, Michaels, and Vitamin Cottage.
- Diverse tenant mix serving a wide array of needs by nationally recognized brands.
- Located on the bustling corner of College Ave and Harmony Rd - 32,700 avg. VPD.
- The property is located in a prime position within a retail corridor on College Ave with it offering convenient shopping; including the Foothills Mall less than 1.25 miles away from the property.

## FEATURED SPACE

Currently fully leased!

## CONTACT US

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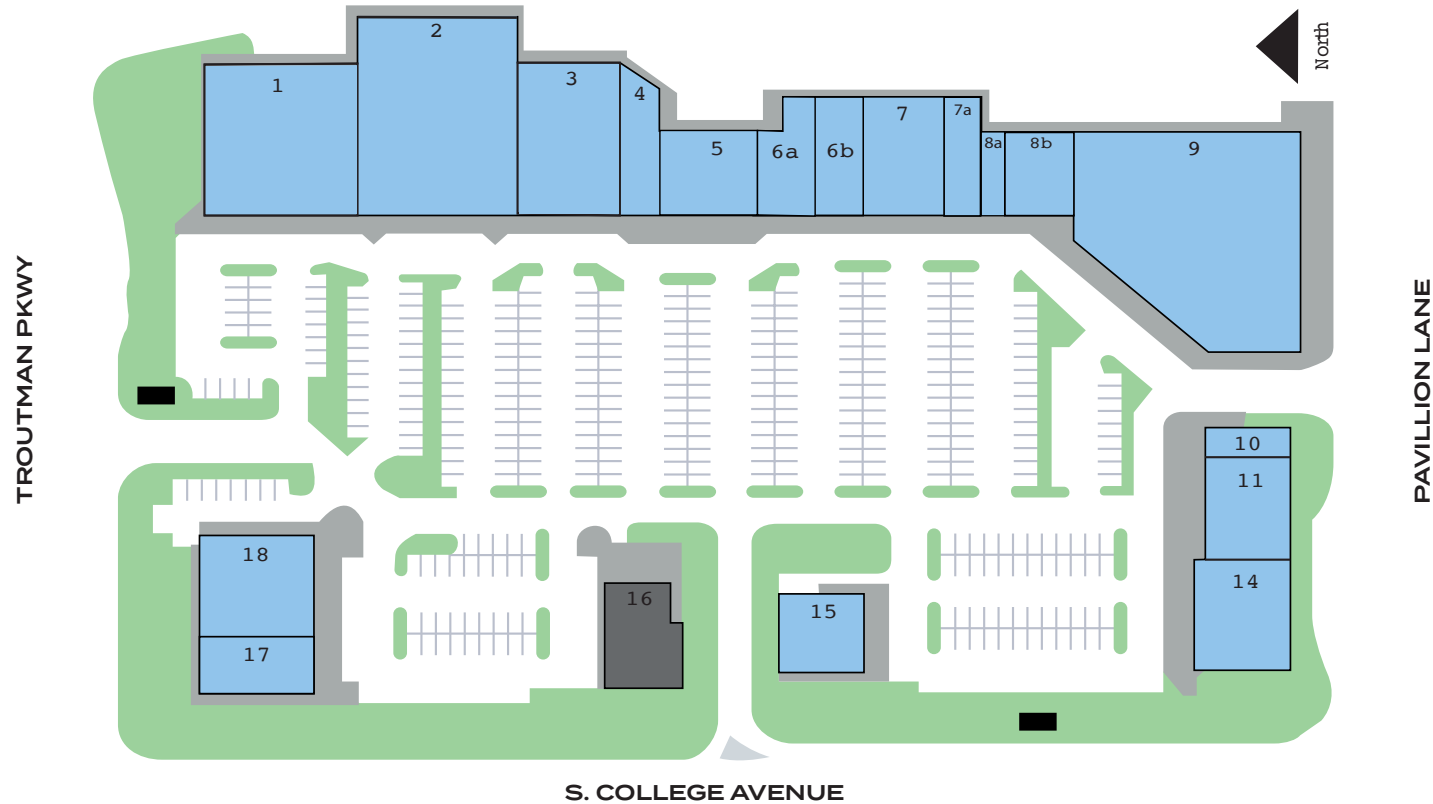
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## JOIN THESE TENANTS



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1	Natural Grocers	15,000 SF	8b	Chuck & Don's - <i>Coming Soon!</i>	4,740 SF
2	Michaels	22,816 SF	9	TJ Maxx	25,000 SF
2	Five Below	9,880 SF	10	Veterinary Dental Arts - <i>Coming Soon!</i>	1,470 SF
4	Trios Aveda Salon	2,800 SF	11	Plato's Closet	5,879 SF
5	Kid Strong	4,397 SF	14	O'Reilly Auto	6,829 SF
6a	Rack Attack	3,817 SF	15	The Mattress Firm	5,499 SF
6b	Nail Spa	3,354 SF	16	N.A.P.	--
7	Famous Footwear	5,218 SF	17	ENT Credit Union	2,841 SF
7a	Imprints Ft. Collins	2,634 SF	18	Daiso	9,000 SF
8a	Prime IV - <i>Coming Soon!</i>	1,552 SF			

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## 2025 DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
 Daytime population	13,877	94,198	206,143
 Population	10,833	96,584	164,554
 Median HH Income	\$92,108	\$94,486	\$86,000
 Education (Bachelors)	33.1%	33.4%	32.4%
 Traffic Counts (Two Way)	38,000 cars per day on S. College Avenue		

## SUB-MARKET DATA

**City/County:** Fort Collins / Larimer

**Zoning:** Planned Unit Development (PUD)





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## SURROUNDING





## GART PROPERTIES

240 Saint Paul St, Suite 200, Denver, Colorado 80206

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Gart Properties is a fully integrated real estate organization with a focus on leveraging our resources to achieve an asset's full potential. With perseverance and creativity, we unlock unrealized value in our investments. Our portfolio of properties includes office buildings, resort properties, residential developments, and more than 2 million square feet of retail shopping centers.

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