

THE PAVILLION SHOPPING CENTER

4372 S. College Avenue, Fort Collins, Colorado 80525



PROPERTY HIGHLIGHTS

- Home to a dynamic lineup of national retailers including TJ Maxx, Michaels, Daiso, Vitamin Cottage and Five Below, this center delivers a diverse shopping experience that appeals to a broader range of customers.
- Tenant mix serves a wide array of needs with national and locally 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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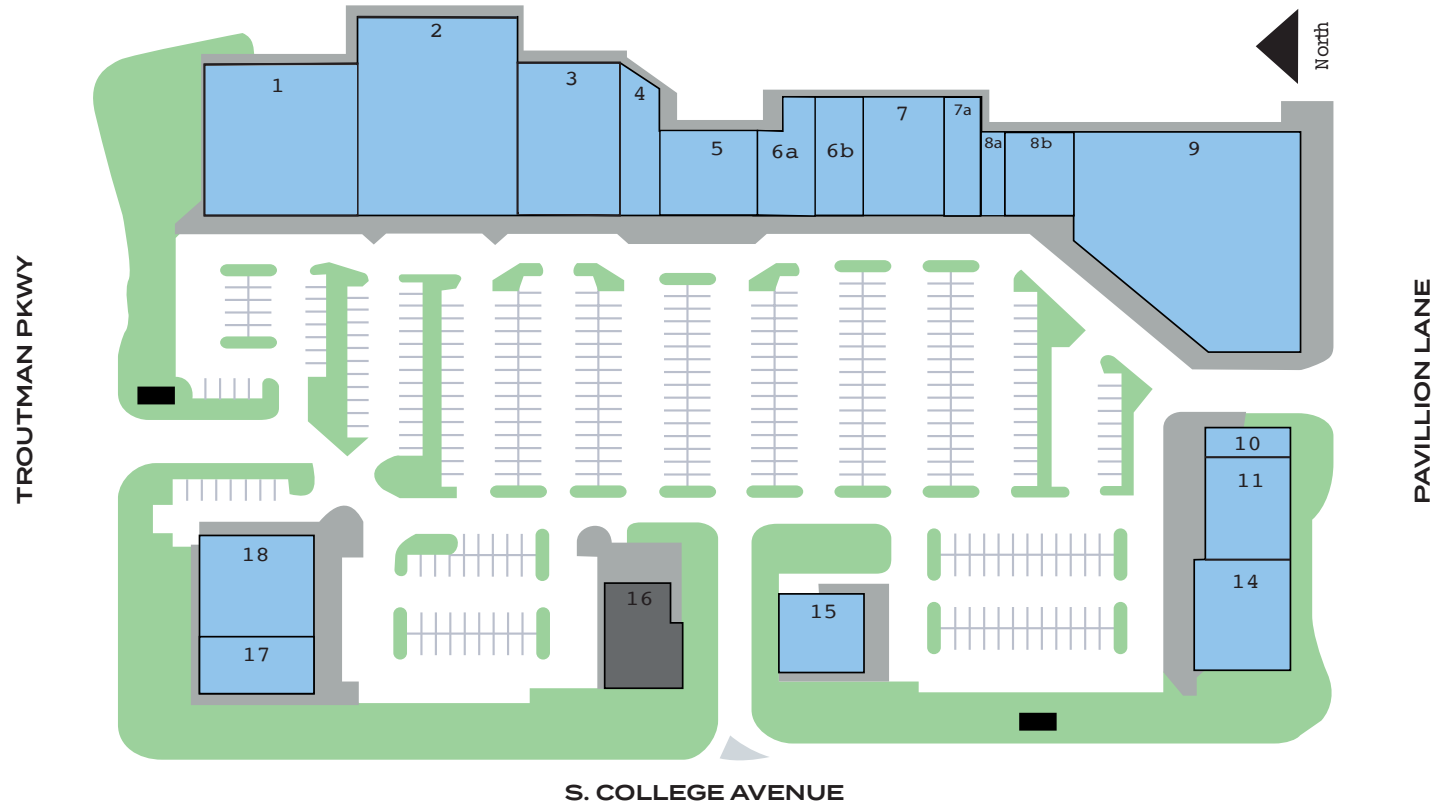
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1	Natural Grocers	15,000 SF	8b	Chuck & Don's - <i>Now Open!</i>	4,740 SF
2	Michaels	22,816 SF	9	TJ Maxx	25,000 SF
2	Five Below	9,880 SF	10	Veterinary Dental Arts - <i>Coming Soon!</i>	1,470 SF
4	Trios Aveda Salon	2,800 SF	11	Plato's Closet	5,879 SF
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>Now Open!</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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