

810 S College Ave
Fort Collins, Co 80524



Space Available:

1,911 SF

Lease Rate:

\$20.00/SF

NNN Rate:

\$14.28/SF

Sale Price:

\$685,000

FREESTANDING RETAIL SPACE IN CENTRAL FORT COLLINS

EXISTING LEASE IN PLACE:

Terminates: January 31, 2028

Current Rent: \$17.38/SF NNN

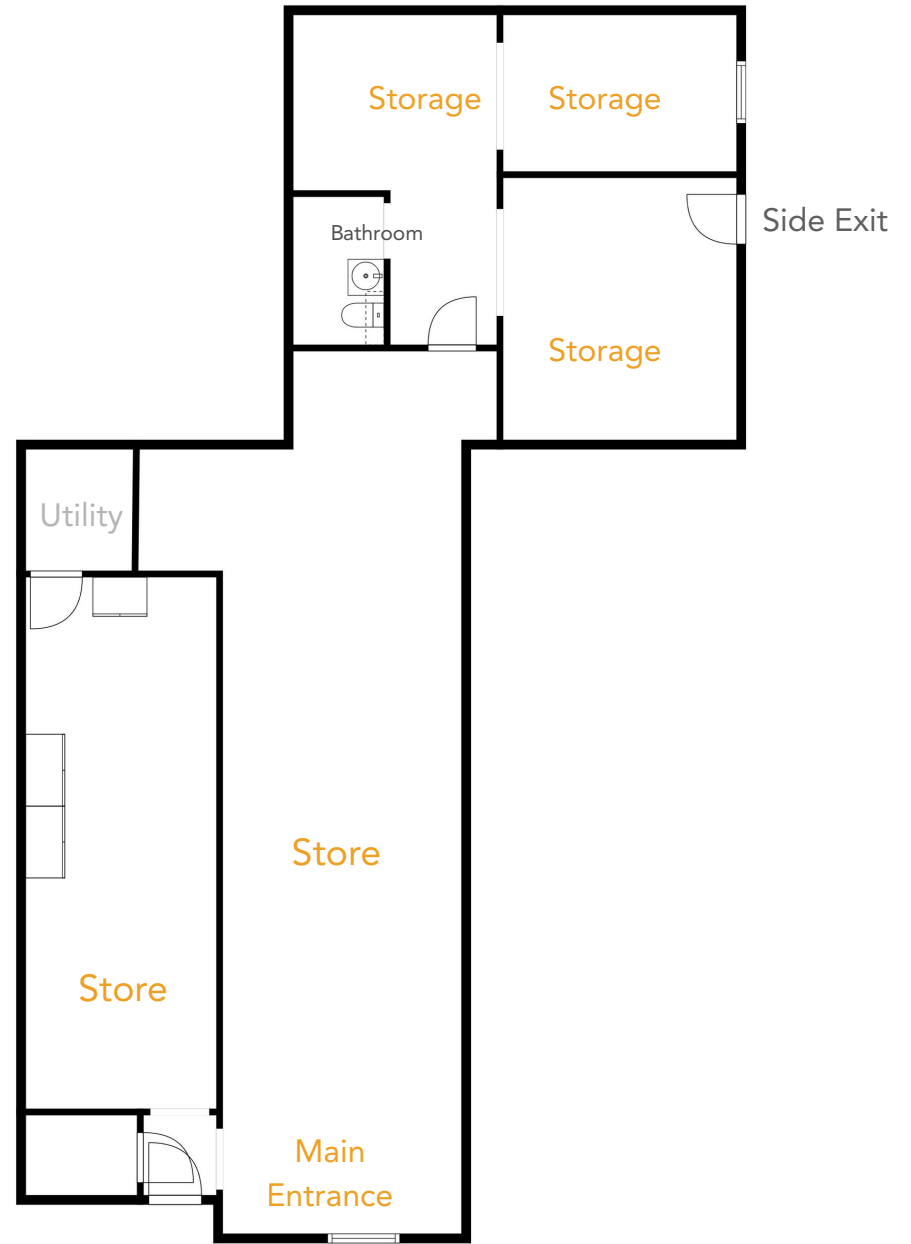
CONTACT

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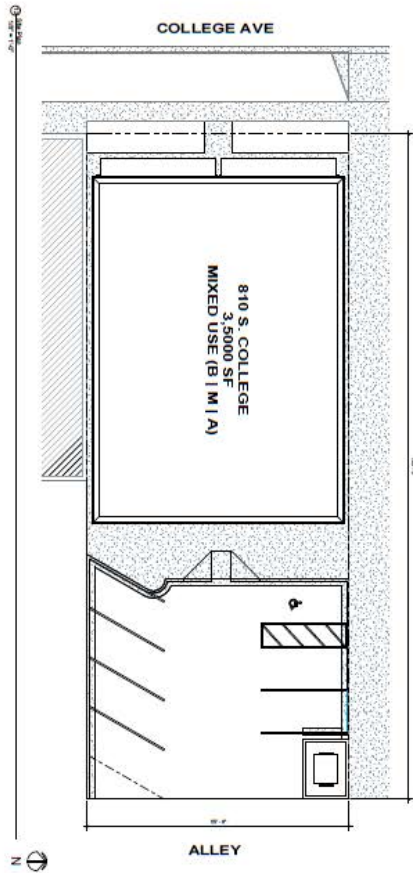
Nick Norton, CCIM | 970.213.3116 | nnorton@waypointRE.com



PHOTOS & FLOORPLAN



Redevelopment Proposal



Conceptual Review

AS.1

810 S. College
3,500 SF
Mixed-Use (B | M | A)

DATE: 10/1/2023
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CHECKED BY: JAR

SPD
ARCHITECTURE



City of Fort Collins - Conceptual Review Application

PROPERTY DETAILS

UTILITY PROVIDERS

Electric	Tenant pays
Gas	Tenant pays
Water & Sewer	Tenant pays
Trash	Tenant pays
Internet	Tenant pays

CONSTRUCTION

Total Building Size	1,911 SF
Lot	0.18 AC
Year Built	1901
Heat Type	Floor/Wall Furnace

SITE DETAILS

Zoning	CC
Parcel #	9713220004
Property Taxes	\$16,669 (2025)

DEMOGRAPHICS & TRAFFIC

Median Household Income	\$90,377
Traffic Count	33,813 VPD



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 [Link to Google Maps](#)

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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.