

802 S College Ave
Fort Collins, CO 80524



Space Available:
4,468 SF

Lease Rate:
\$15.47/SF

NNN Rate:
\$10.42/SF

Equivalent Gross Monthly Rent: \$9,423

RETAIL SPACE IN CENTRAL FORT COLLINS

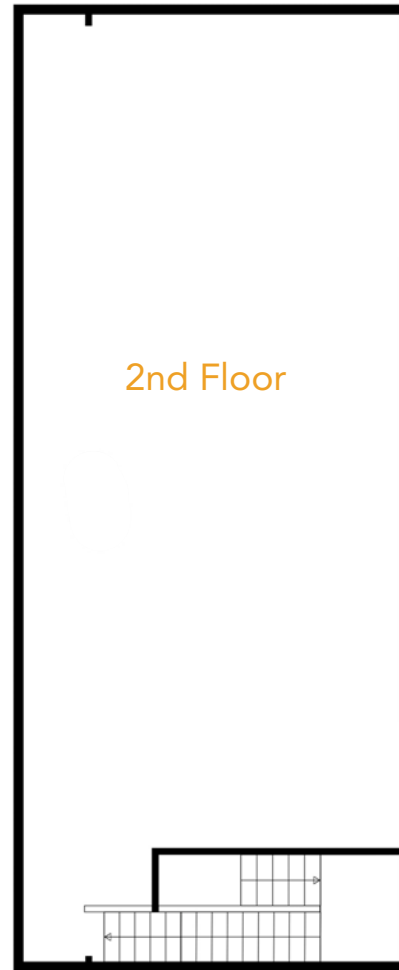
CONTACT

Jake Arnold | 970.294.5331 | jarnold@waypointRE.com

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



PHOTOS & FLOORPLAN



PROPERTY DETAILS

UTILITY PROVIDERS

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

SITE DETAILS

Zoning	CC
Parcel #	9713220002

CONSTRUCTION

Total Building Size	4,468 SF
Year Built	1974
Lot Size	0.19 AC

DEMOGRAPHICS & TRAFFIC

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

BUILDING AMENITIES

Monument Signage	Yes
Building Signage	Yes
Parking Ratio	On site parking lot



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80524**

 [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.