

**AMERICAN FAMILY
INSURANCE****U Got Nails**

2020 S College Ave Suite A2

Fort Collins, CO 80525

Move-in ready retail space on College Avenue.

SPACE AVAILABLE

1,003 SF

LEASE RATE

\$20.00/SF NNN

NNN ESTIMATE

\$9.54/SF

GROSS MONTHLY RENT

\$2,469.05

PROPERTY OVERVIEW

2020 S College Ave, Suite A2
Fort Collins, CO 80525



PROPERTY DETAILS

SUITE	A2
PROPERTY TYPE	Retail
FORMAT	Multi-tenant center
OCCUPANCY	Vacant
PARKING	Shared parking lot
SIGNAGE	Monument and building signage available
ZONING	CG — General Commercial District

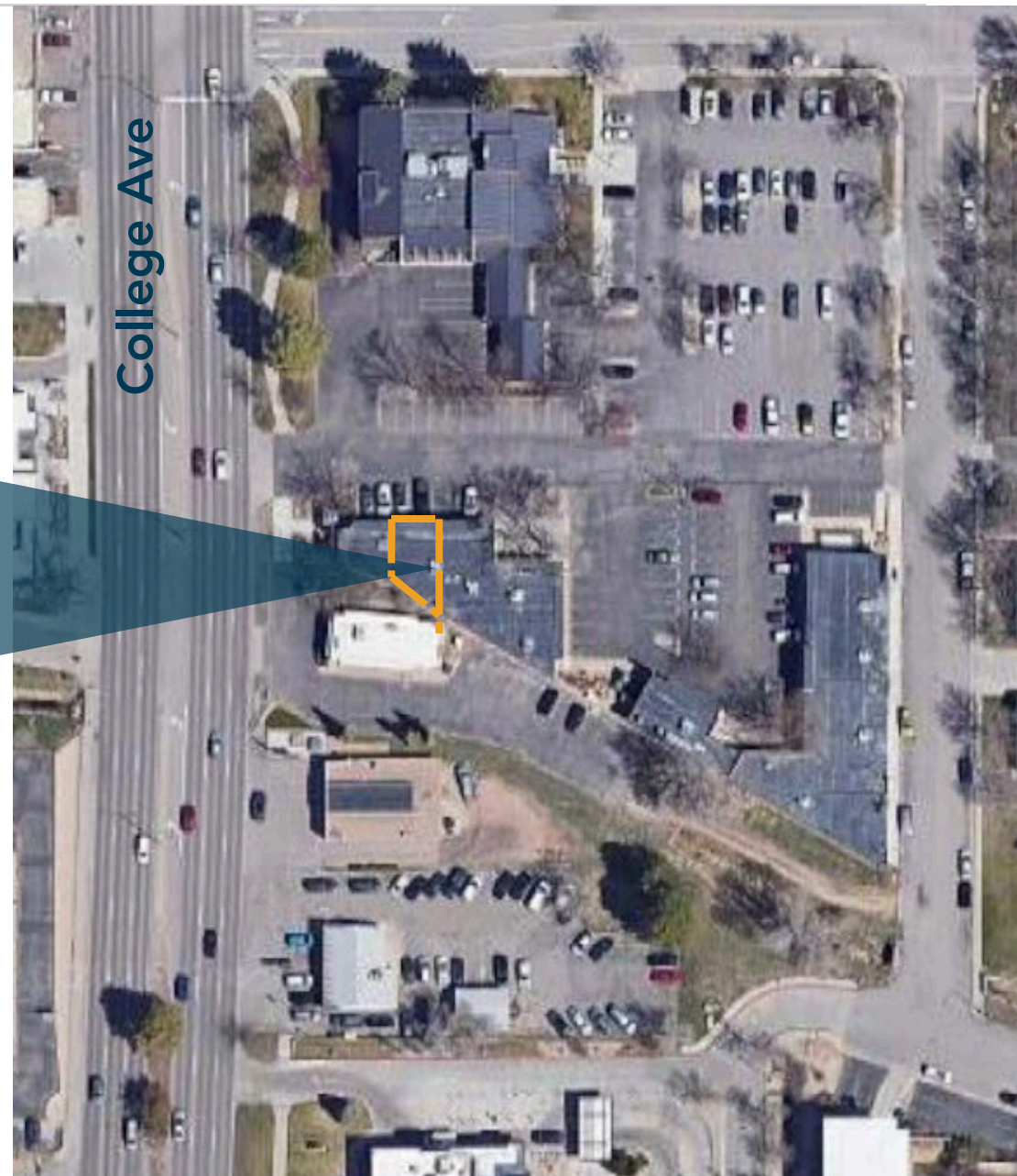


NNN BREAKDOWN

Taxes & Insurance	\$6.44/SF
Maintenance & Grounds Care	\$1.15/SF
CAM Utilities	\$1.01/SF
Management Fees	\$0.93/SF
Total NNN	\$9.54/SF

FLOOR PLAN

[View on Google Maps ↗](#)



Coming Soon: Future Site Improvements

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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.