



UNIVERSITY PLAZA

2211-2325 S College Ave
Fort Collins, CO



HIGHLIGHTS



Big box retail spaces
available for lease



Anchored by Whole Foods &
OfficeMax



1,280 SF - 47,854 SF



Strong tenant mix



Over 68,000 cars per day



Strong demographics



Convenient access



Ample parking



PROPERTY AERIAL



SITE PLAN



TENANTS

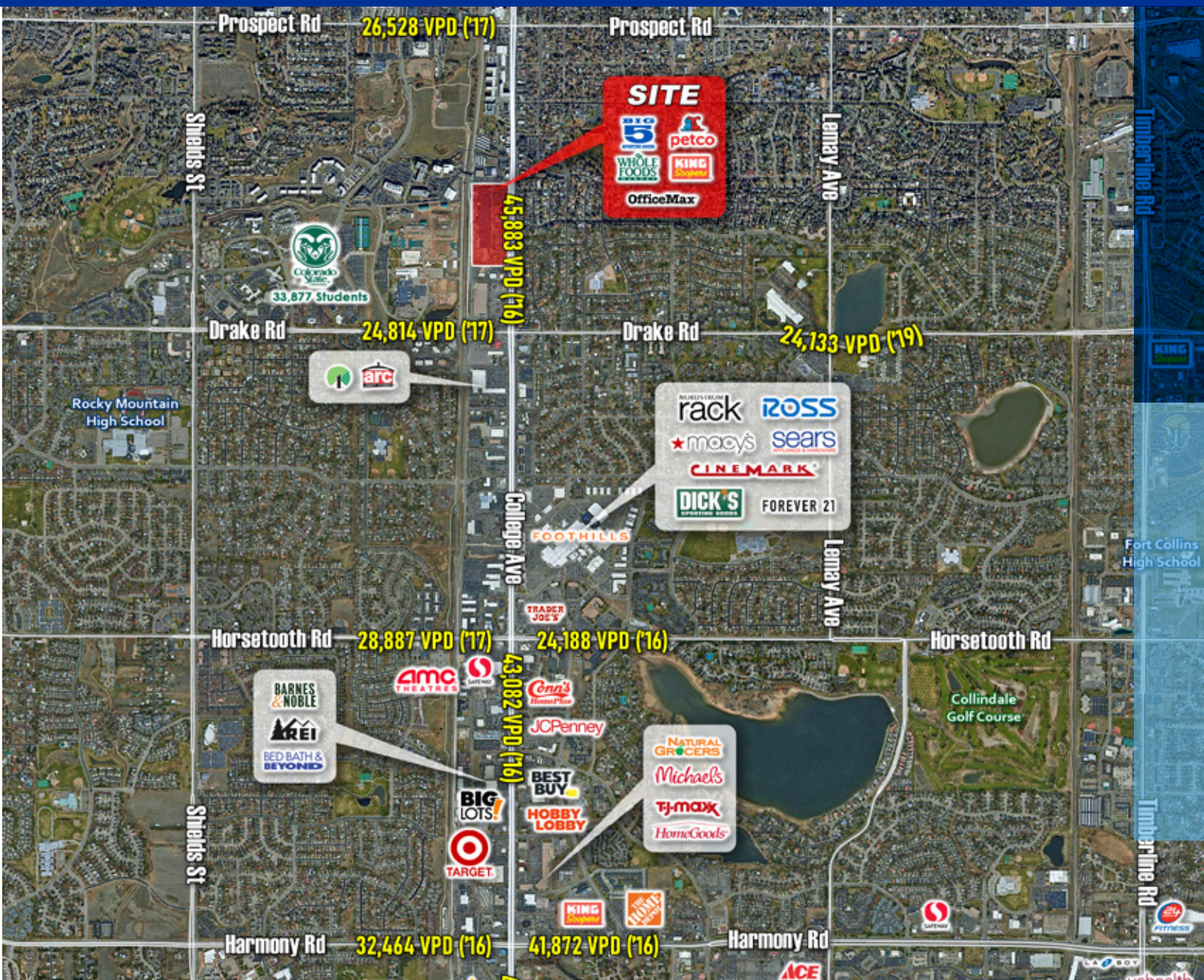
1.	Car Toys	5,500
2.	AVAILABLE	1,280
3.	Nails + Lashes	2,080
4.	AVAILABLE	1,600
5.	VisionWorks	4,240
6.	AVAILABLE	5,000
*7.	AVAILABLE	47,854
8.	OfficeMax	23,500
9.	Crunch Fitness	37,041
10.	Petco	18,000
11.	AVAILABLE	15,780
12.	Ft Collins Modern Dentistry	5,668
13.	McDonald's	3,134
14.	AVAILABLE	4,120

****47,854 SF space can be demised**



UNIVERSITY PLAZA

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Demographics

	1 MILE	3 MILES	5 MILES
Current Population	13,568	122,034	184,964
Total Households	6,345	51,240	74,650
Daytime Population	19,869	132,067	192,109
Avg Household Income	\$69,517	\$82,318	\$91,882

