



For Lease

Property Overview

- 1,280 SF – 37,041 SF Available with great exposure, easy access and ample parking
- Great co-tenancy: Anchored by Whole Foods, PetCo and Big 5 Sporting Goods
- Located in the rapidly growing Fort Collins, with close proximity to Colorado State University

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University Plaza 2211 S. College Ave.

Fort Collins, CO

- Excellent trade area demographics
- High visibility and strong traffic counts along College Avenue
- Easy ingress / egress

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Demographics	1 Mi	3 Mi	5 Mi
2020 Est. Pop	12,885	120,502	181,854
2020 Households	5,940	50,026	72,800
2020 Daytime Pop	10,988	72,871	94,170
2020 Average Household Income	\$67,675	\$77,742	\$87,601

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