



PROPERTY DETAILS

Available Space:

Unit 113-114 : 3,123 - 4,761

Sale Price: \$1,100,000

Co-Tenants:

- Paul Davis Restoration
- JT Flooring Design Studio
- Mountain Time Vacation Rentals
- Dutch Bros Coffee (corp. offices)
- McAndrew Chiropractic
- Outrun Parkour
- NoCo Custom Homes

Dallas Landry

Broker Associate

970-581-0679

dallas@lcrealestategroup.com

Nathan Klein

Sr.Partner/Comm. Brokerage Mgr

970-222-2473

nathan@lcrealestategroup.com

THE LOFTS AT TIMBERLINE

SALE PRICE: \$1,100,000

- Unique retail/flex condo located in fast growing central Fort Collins location
- Flexible design that can be built out for a number of retail services, flex, or office uses
- Zoning allows for many uses including, place of worship, photo studio/gallery, brew pub or distillery, health/fitness, retail store/supplies, light industrial plus many more
- Underserved area in need of service industries
- High ceiling clearance provides significant flexibility and ability to construct fully functional mezzanine office space to increase usable square footage
- Exciting area and project with neighbors including Big-O Tires, Stor-N-Lock Self Storage, Dutch Bros Coffee, Burger King, Fresnius Kidney Care, Ascent Rock Climbing Gym, and more



DEMOGRAPHICS (Source: STDB Online 2024, radius)

	1 Mile	3 Mile	5 Mile
2023 Population	10,841	77,684	183,942
Avg. HH Income	\$118,840	\$103,767	\$110,446
Households	4,515	31,717	74,023
Businesses	453	5,638	7,632
Employees	7,597	79,835	99,664



TRAFFIC COUNTS (Source: STDBOnline)

S. Timberline Rd South of Bear Mtn

29,880 VPD

The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 4/2/2024

RETAIL/FLEX/OFFICE CONDO FOR SALE

2026 S. Bear Mountain Dr., Fort Collins, CO

Unit 113-114: 3,123 - 4,761 RSF

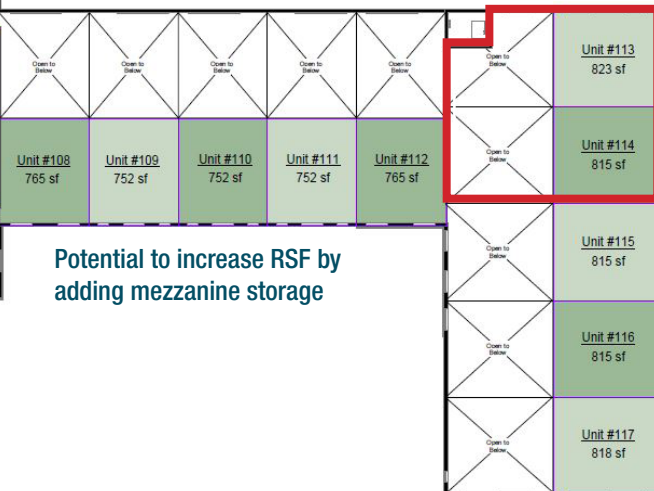
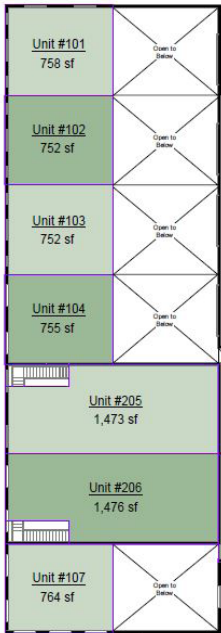
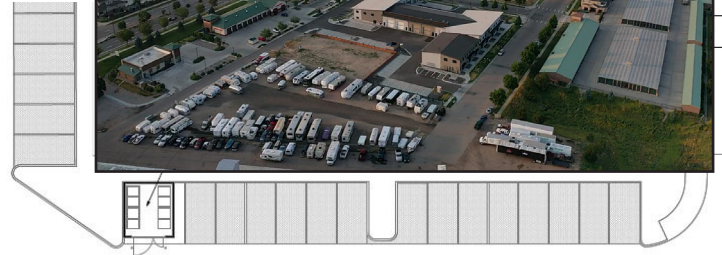
- New vanilla shell completion
- Opportunity to design your space
- Mezzanine build-out potential
- Restroom completed
- Quick and easy access



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Potential to increase RSF by adding mezzanine storage



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