RETAIL SPACE FOR LEASE

1630 N. College Ave., Unit C
Fort Collins, CO

REAL ESTATE GROUP
MINDFULLY CREATING COMMUNITY

PROPERTY DETAILS

Available Space:
Unit C: +/- 1,260 RSF
Lease Rate: $13.00/SF NNN
NNN Expenses: $12.26/SF

Co-Tenants:
- H & R Block
- Elevated Sandwiches
- Sky Nails
- Cricket Wireless
- Dollar Tree
- Asian Chef
- Cobblestone Car Wash
- Burger King
- Subway

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COUNTRY CLUB CORNERS

LEASE RATE: $13.00/RSF NNN ($12.26/SF)

- Turn-key retail opportunity in excellent north Fort Collins location offering excellent growth potential
- Ready for immediate occupancy, making it an ideal space for new or expanding businesses looking for a hassle-free setup in a bustling commercial area
- Join a thriving community of popular retail stores, service businesses, and dining options, creating a dynamic shopping environment that attracts a steady flow of local and regional visitors
- Center provides plentiful parking and convenient access points
- Growing area with vibrant economy and affluent population
- Nearby Colorado State University provides a strong local customer base

DEMOGRAPHICS (Source: STDB Online 2026, radius)

	1 Mile	3 Mile	5 Mile
2025 Population	*7,587*	*56,148*	*128,084*
Avg. HH Income	*$92,839*	*$102,431*	*$101,624*
Households	*3,085*	*21,134*	*52,541*
Businesses	*316*	*3,274*	*5,907*
Employees	*2,944*	*46,204*	*74,181*

TRAFFIC COUNTS (Source: STDBOnline)

N. College Ave. @ W. Willox Ln.	*17,110 VPD*
W. Willox Ln. @ round-about	*8,840 VPD*

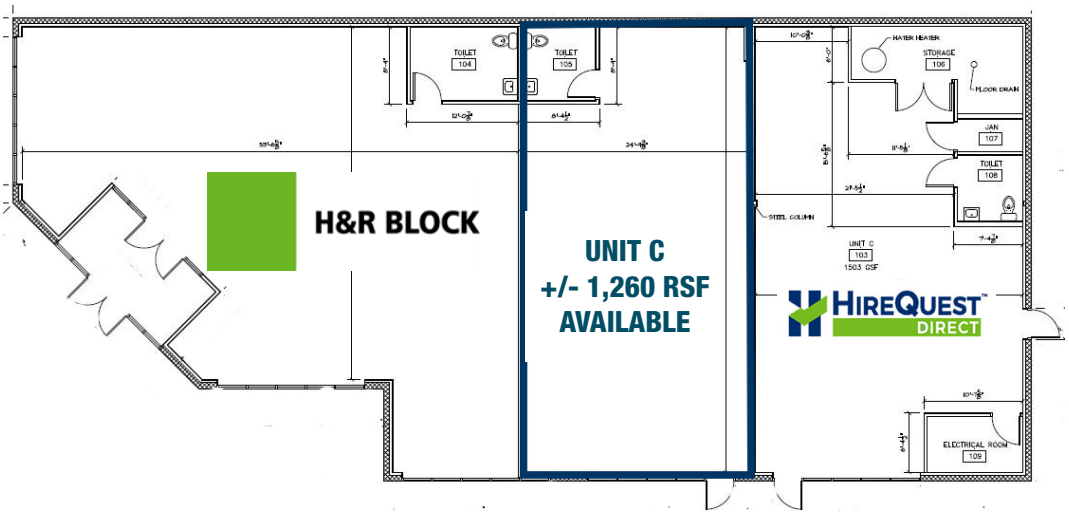
The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 6/1/2026

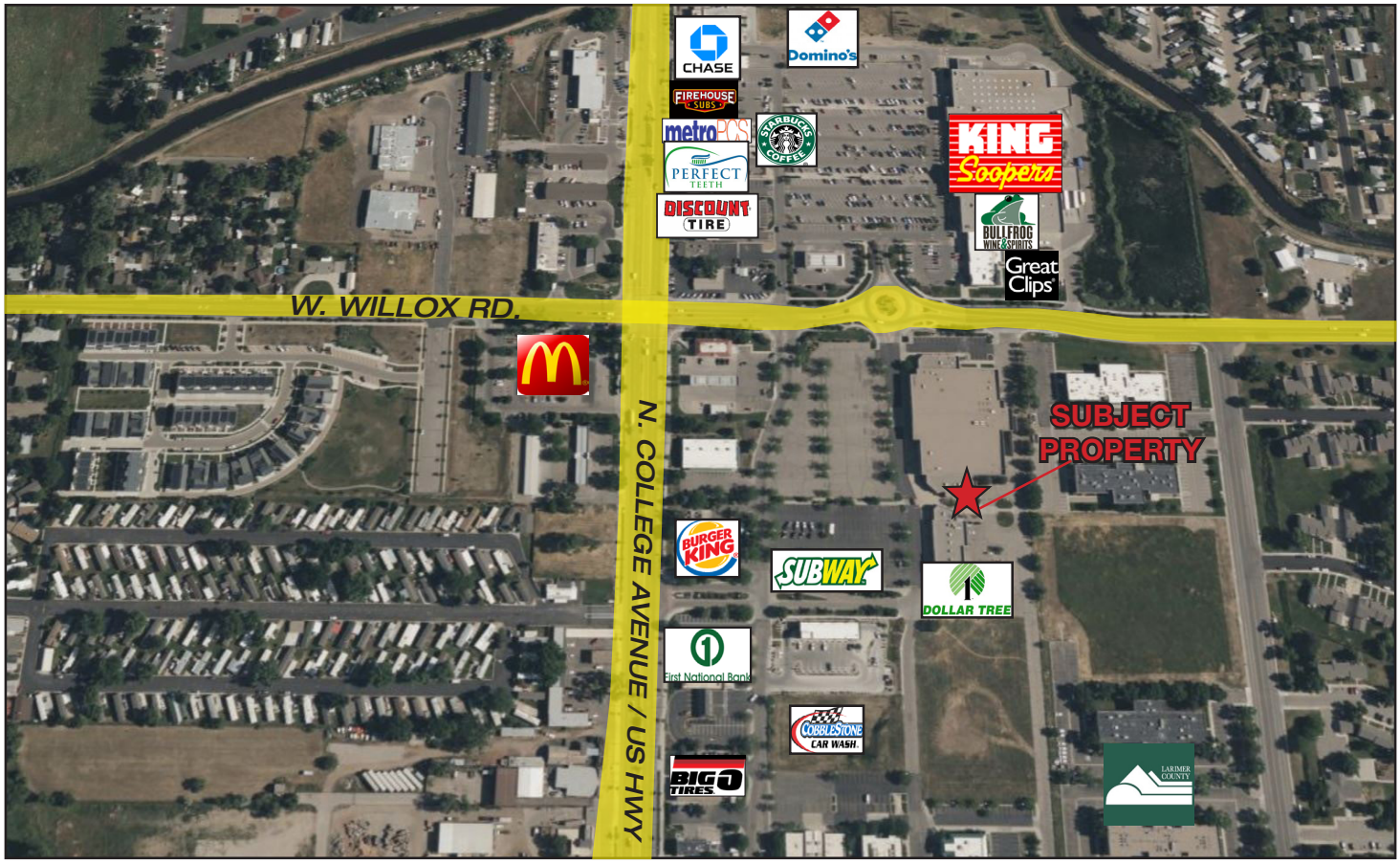
RETAIL SPACE FOR LEASE

1630 N. College Ave., Fort Collins, CO

LC REAL ESTATE GROUP

MINDFULLY CREATING COMMUNITY





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