

DEMOGRAPHICS

|                   | 1 MILE    | 3 MILE    | 5 MILE    |
|-------------------|-----------|-----------|-----------|
| POPULATION        | 14,474    | 73,861    | 177,686   |
| AVERAGE HH INCOME | \$139,045 | \$124,811 | \$126,899 |
| BUSINESSES        | 549       | 5,488     | 9,549     |
| EMPLOYEES         | 5,512     | 52,605    | 79,232    |

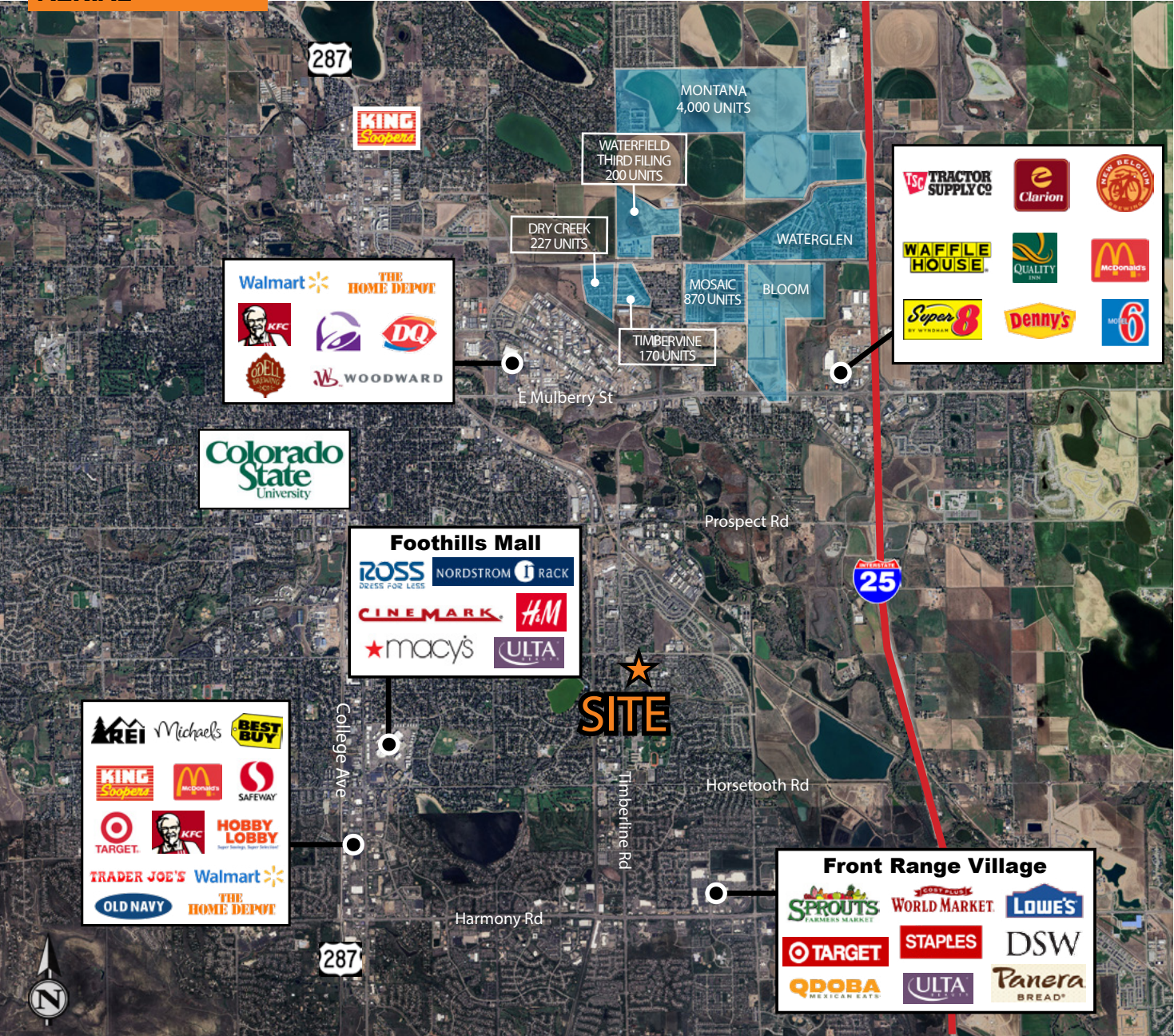
Source: Applied Geographic Solutions, 2025 Estimates

TRAFFIC COUNTS

|                                     |            |
|-------------------------------------|------------|
| On S Timberline Rd                  | 30,835 CPD |
| On E Drake Rd west of Timberline Rd | 17,667 CPD |
| On E Drake Rd east of Timberline Rd | 15,445 CPD |

Source: CDOT 2025

AERIAL



AVAILABLE FOR LEASE

# 2620 S. TIMBERLINE ROAD

FORT COLLINS, CO



## PROPERTY HIGHLIGHTS



Rare 1,772 SF end-cap with patio anchored by King Soopers available for lease.



Top 3rd of King Soopers in Colorado based on foot traffic (PlacerAI).



Highly visible and accessible property.



The Nail Salon, Krazy Karl's Pizza and William Oliver's Public House have all expanded their footprint in the Shopping Center due to high sales volumes.



Northeast Fort Collins is booming with new single-family and multi-family housing projects.



Affluent area of Fort Collins with an average household income of \$126,899 within a five-mile radius of the Shopping Center.

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