

# COUNTRY CLUB CORNERS

## *Retail Shopping Center*

1612, 1630, 1642 North College Ave. Fort Collins, Colorado

OFFERING FOR SALE



Contact: Barry Lewis

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Please do not disturb tenants

## Property Information

- **24,969 Total SF Building**
- **10 units (100% Occupied)**
- **1,260 to 9,465 SF Units**
- **Site Size 3.95 Acres**
- **Year of Construction 1997**
- **Ample Parking**

## Property Description

Located at the intersection of North College Ave and Willox St. in highly sought after Fort Collins. 100% leased grocery anchored center with upside potential in rents. Excellent trade corridor in growing North Fort Collins adjacent to former Albertsons. Growing area with residential, commercial, and city development. Excellent traffic counts, egress and parking.



## Property Offering

### Proforma 2017 Income & Expenses

- **Price: \$3,425,000**
- **NOI: \$240,000**
- **CAP Rate: 7%**
- **Price Per SF: \$137.17**
- **Gross Income: \$405,000**
- **Expenses: \$149,000**
- **Vacancy Factor (4%): \$16,000**
- **100% Occupied**

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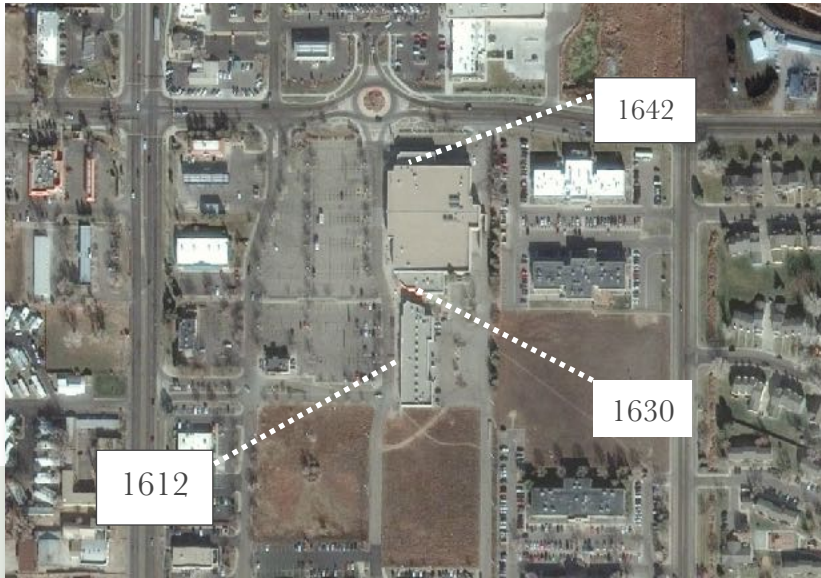
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### Site Overview



#### 1642 N. College Ave

- Single Standing Unit 3,146 SF
- End Cap unit facing King Soopers
- Exclusive Parking
- High visibility location

#### 1630 N. College Ave

- 3 Units Totaling 4,900 SF
- End Cap Units
- Additional Rear Building Parking

#### 1612 N. College Ave

- 6 Units Totaling 16,923
- Store Front Retail Space
- Facing N. Collage Ave
- High Traffic and Visibility

### Tenant List



Asian Chef

Dollar Tree

Cricket

Sky Nails

Edward Jones

Elevated Sandwiches

H & R Block

Milena's Nutrition

Luv Ur Hair

Yeti Cave Cross Fit



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## Demographic

	1 Mile	3 Mile	5 Mile
<b>Estimated Population</b>	5,625	47,494	112,048
<b>Household Income</b>	\$61,950	\$56,321	\$58,700
<b>Employees</b>	3,260	37,125	64,623
<b>Buisnesses</b>	342	3,454	6,175

*Demographic Source: Applied Geographic Solutions 2013*

## Traffic Counts

College /North of Willox Ln	26,455 Cars Daily
College Ave/South of Willox Ln	23,168 Cars Daily
Willox Ln/ West of College Ave	5,172 Cars Daily
Willox/East of College Ave	9,832 Cars Daily

*Traffic Counts Source: City of Fort Collins 2013*



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*\*information deemed reliable but not guaranteed.*