



## TRAFFIC COUNTS

- W. Prospect Rd. E/O S. Shields St.: 21,606 VPD
- S. Shields St. S/O W. Prospect Rd.: 27,227 VPD
- W. Prospect Rd. W/O S. Shields St.: 15,898 VPD
- S. Shields St. N/O W. Prospect Rd.: 29,051 VPD

MPSI 2025 Estimates

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*Just South of  
Shields & Prospect*



## GROUND FLOOR RETAIL SPACE FOR LEASE

### HIGHLIGHTS

- Ground floor retail space in a 319-unit Class A multifamily community
- **Walking distance to Colorado State University campus (over 32,000 students enrolled)**
- On-site parking for retail
- Landlord will install 1 ADA bathroom (subject to lease terms)
- Available Now; Shell Condition

**5,000 SF Available Now**  
Contact Broker for rates & NNN's



# The Quarry

1775 Ashlar Dr., Fort Collins, Colorado, 80526



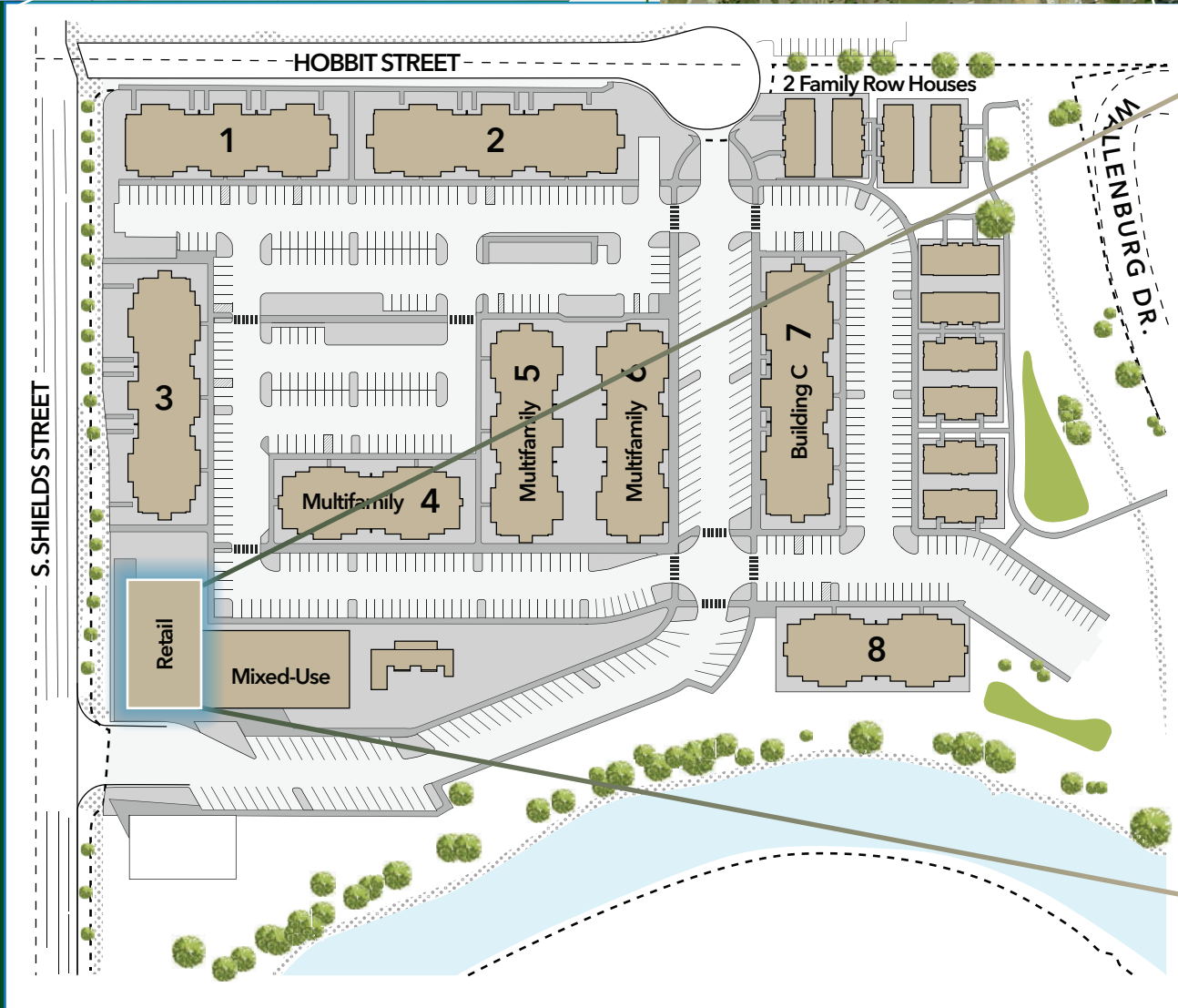
## SITE PLAN



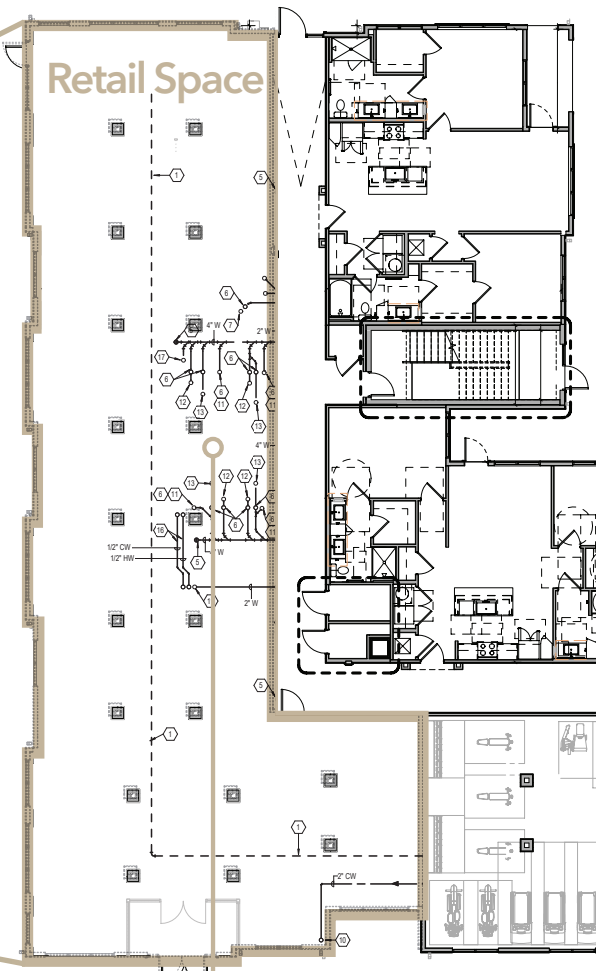
### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	22,159	109,330	163,599
Total Daytime Population	30,777	124,310	185,204
Average Household Income	\$66,880	\$100,304	\$111,237
Total Households	7,042	44,995	67,140

*ESRI 2024 Estimates*



## FLOOR PLAN



PLUMBING  
INFRASTRUCTURE  
IN PLACE

POTENTIAL  
PATIO  
SPACE

## CONCEPTUAL ONLY — EXAMPLE LAYOUT

1,500-5,000 SF

