

# FootHills

Fort Collins, Colorado

RETAIL LEASING



McWHINNEY



PRISM™  
PLACES WITH PURPOSE



SRS



# Foothills

Located in the heart of Fort Collins, head to Foothills to shop, dine, and enjoy local entertainment.

Foothills Mall is Fort Collins' premier Class A destination. With a diverse tenant mix, central location and new ownership group this property is a great option for a multitude of tenants.

## JOIN THESE TENANTS



## FAST FACTS

**169,332 SF**

Total | College Avenue

**19,936 SF**

Available | College Avenue

**3.5 Million**

Currently Serving (Annually)\*

**77 Minute**

Average Dwell Time\*

*\*Placer AI 2023*

# Fort Collins

## Colorado

Located at the base of the Rocky Mountains, Fort Collins, Colorado is home to a nationally recognized University and a hub for innovation and business.

Colorado State University has 26,062 Undergraduate and 7,299 Graduate students (*US News*). As a land grant university, **CSU is one of the country's leading research universities** with strong emphasis on vector-borne infectious disease, veterinary medicine, atmospheric science, clean energy technologies, and environmental science (*Fort Collins Chamber*).

Fort Collins is home to industry leading companies such as: **UC Health, Advanced Energy, Anheiser-Busch, Banner Health, Broadcom, Colorado State University, Columbine Health Systems, Exodus, 1st Bank, Coloradoan, HP, Hewlett Packard Enterprise, Noosa, Otter Box, Plante Moran, Vestas, Waterpik and more** (*Fort Collins Chamber - Major Employers*).

### Top 25 Places to Live In the US

*US News and World Report*

### 354,670 Residents | Fort Collins Metro

*US News*

### \$2.4K+ Apparel & Services | Annual Spending

*ESRI | BOA 2023*

### \$4.1K+ Eating Out | Annual Spending

*ESRI | BOA 2023*



Fort Collins Chamber



# FootHills

TODAY



# Foothills

Blocks 11-13 A&B, 18, 19

## AVAILABLE

Block	Unit	SF
<b>13B</b>	<b>130</b>	<b>2,000</b>
<b>13B</b>	<b>140</b>	<b>1,999</b>

## Legend

- AVAILABLE
- LEASED

Map is not to scale and is intended for informational and illustrative purposes only. Plans, uses, zoning, amenities, features, availability, acreage, sizes, dates, vehicle counts, listed owners/tenants, and other elements are subject to change by SRS Real Estate Partners, McWhinney Real Estate Services, Inc. or its affiliates without notice, and shall not be relied upon.



# Foothills

Blocks 14 A&B, 15, 16, 17

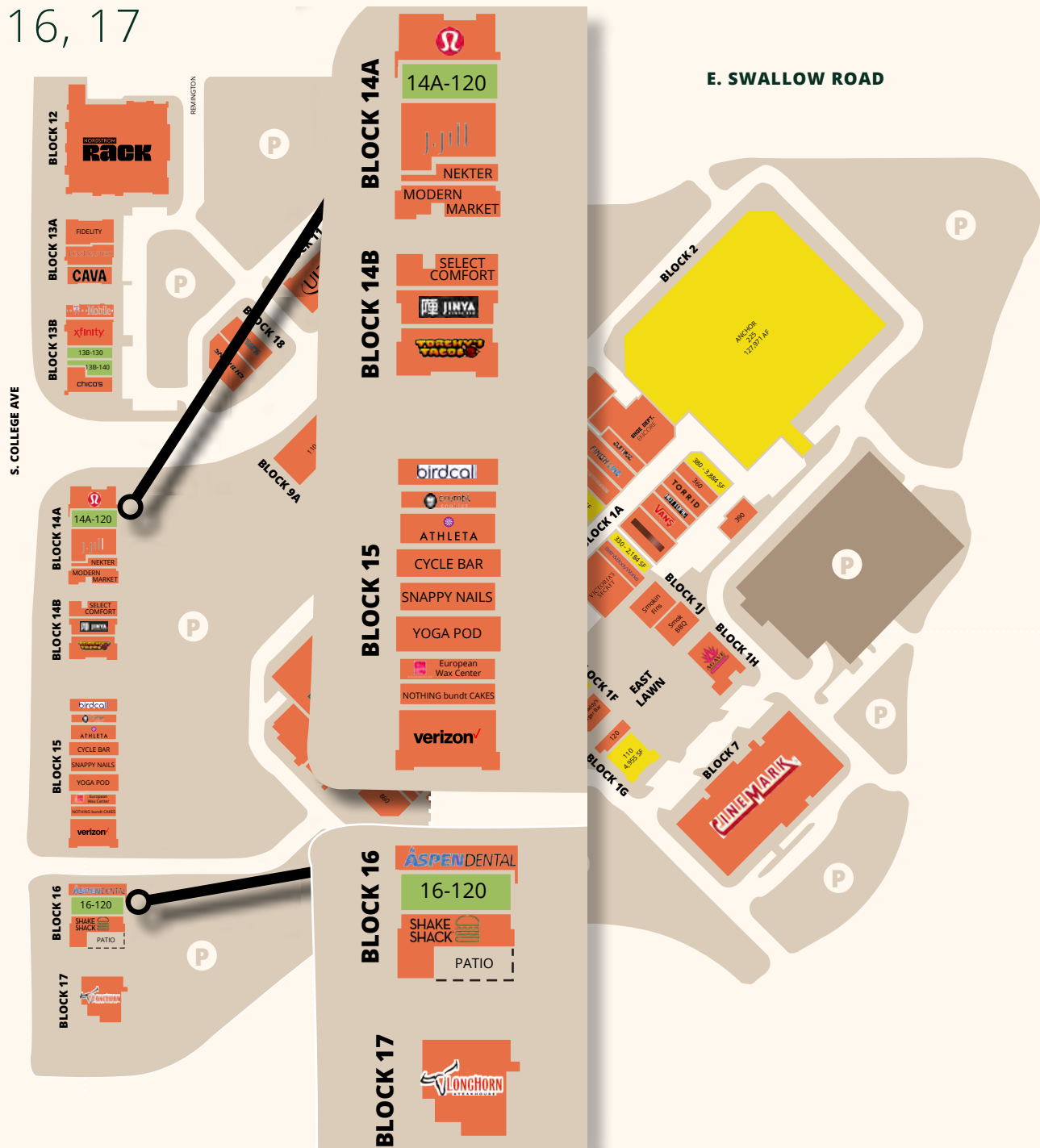
## AVAILABLE

Block	Unit	SF
<b>14A</b>	<b>120</b>	<b>1,962 SF</b>
<b>16</b>	<b>120</b>	<b>2,397 SF</b>

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# Foothills

## Reimagined

The Foothills Mall in Fort Collins, Colorado has served the community for years. McWhinney and Prism have collaborated to bring this vivid community an epicenter for **retail, cuisine, health and culutre** with their re-imagining of Foothills.

**±440,000 SF**  
Retail / F&B

**86k SF**  
New Workplace  
Opportunities

**600 Units Planned**  
New Residential Units

**405 Units Existing**  
Cycle Apartments

**11 Acres**  
Open Space & Nature  
Trails



# Foothills

A **NEW VISION** FOR THE FUTURE



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# Fort Collins

Colorado



# Demographics

## Fort Collins, CO

Population	10 Min	20 Min	30 Min
2023 Estimated Population	135,233	277,728	405,218
2028 Projected Population	137,934	288,021	423,942
Projected Annual Growth 2023 to 2028	0.40%	0.73%	0.91%

Daytime Population	10 Min	20 Min	30 Min
2023 Daytime Population	152,086	283,099	388,892
Workers	93,017	155,255	200,678
Residents	59,070	127,844	188,214

Income	10 Min	20 Min	30 Min
2023 Est. Average Household Income	\$108,568	\$114,698	\$118,802
2023 Est. Median Household Income	\$73,576	\$78,493	\$85,410

Households & Growth	10 Min	20 Min	30 Min
2023 Estimated Households	54,754	112,348	160,475
2028 Projected Households	56,767	118,005	170,054
Projected Annual Growth 2023 to 2028	0.72%	0.99%	1.17%

Race & Ethnicity	10 Min	20 Min	30 Min
2023 Est. White	80.6%	80.7%	81.7%
2023 Est. Black or African American	1.5%	1.3%	1.1%
2023 Est. Asian Alone	3.6%	3.0%	2.4%
2023 Est. American Indian or Native Alaskan	0.8%	0.9%	0.8%
2023 Est. Pacific Islander Alone	0.1%	0.1%	0.1%
2023 Est. Hispanic	12.6%	13.5%	13.3%

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# Foothills



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