

FRONT RANGE VILLAGE

2720 COUNCIL TREE AVE // FORT COLLINS, CO 80525

MULTIPLE RETAIL OPPORTUNITIES IN 503,038 SF POWER CENTER IN FORT COLLINS, CO



LEGEND
PARTNERS

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THE OPPORTUNITY

- Front Range Village is a 503,038 SF power center and is the 3rd most visited shopping center within 15 miles receiving 5.5 million visitors per year
- Anchors include: Target, Lowe's, Sprouts, IKEA (coming soon), Burlington, Ulta, World Market, DSW, Five Below and more
- Shop and anchor space available for lease
- The center is located on Harmony Road (35,000+ cars/day), which is a major east-west corridor that connects Fort Collins to I-25 and Timnath
- Over 2,000 retail parking spaces
- Call broker for more details and rates

AVAILABLE SPACES

SPACE 14	28,000 SF stand-alone 2 floor building, divisible
SPACE 18	1,589 SF inline, available (Lease negotiations)
SPACE 19	1,500 SF inline, available
SPACE 26	1,995 SF 2nd generation restaurant space, endcap
SPACE 32	2,626 SF inline space, available 8/1/2026
SPACE 40	3,100 SF inline space, potentially available
SPACE 70	12,745 SF endcap, divisible
SPACE 87	7,302 SF endcap, available 11/1/2026 (LOI negotiations)

DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	5 MILE
 POPULATION	10,188	35,332	64,446	155,984
 AVG. HOUSEHOLD INCOME	\$125,521	\$146,918	\$138,469	\$132,642
 HOUSEHOLDS	3,924	15,926	27,147	6,907
 BUSINESSES	663	1,403	2,899	6,907
 DAYTIME POPULATION	16,954	38,932	71,489	170,710
 MEDIAN AGE	38.5	39.4	37.7	35.2
 COLLEGE DEGREE +	58.0%	64.5%	62.7%	61.1%

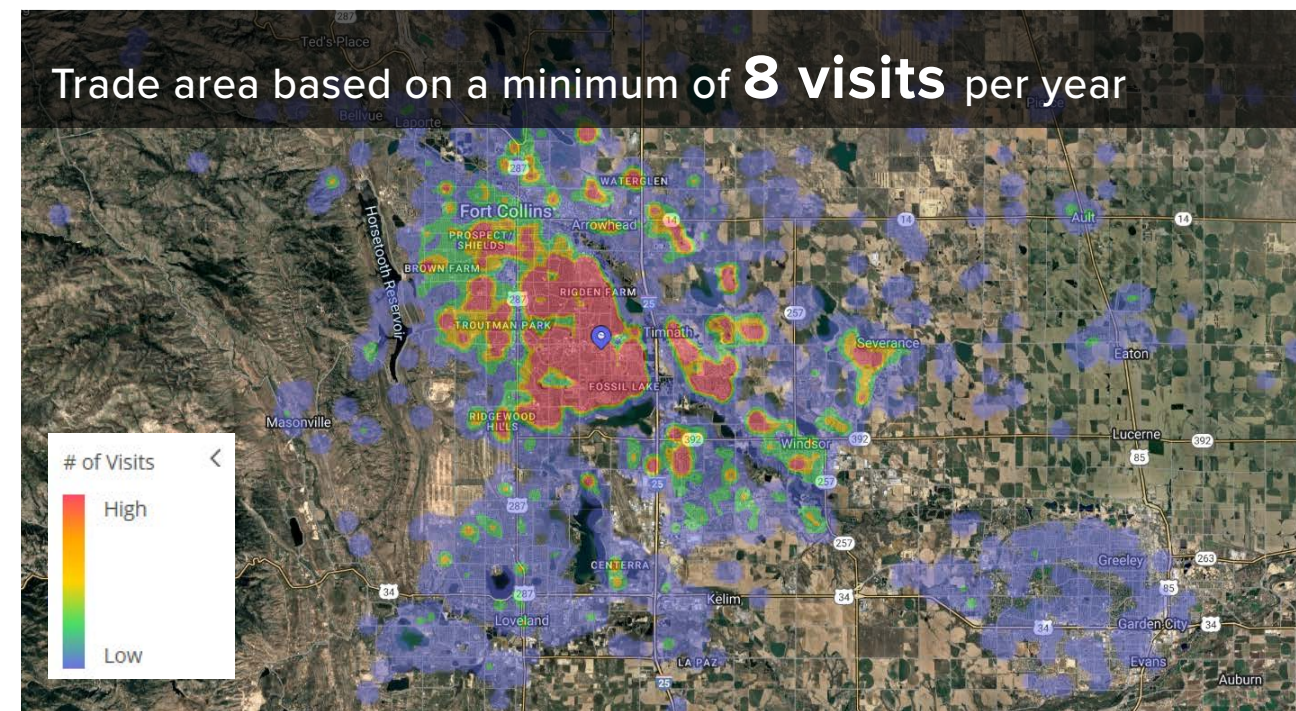
3rd most visited shopping center within 15 miles



5.5 million annual visits in 2025



Trade area based on a minimum of 8 visits per year



SITE PLAN

#	TENANT	SQ FT
2	Sherwin-Williams	4,99
3	IKEA (coming soon)	64,815
4	Pet Supplies Plus	7,297
5	Massage Heights	2,865
6	Spice & Tea Exchange	1,396
7	Five Below	11,389
9	Ripple Effect Martial Arts	3,104
10	T-Mobile	1,989
11	Lash + Company	973
12	Pure Barre	1,748
13	Leased to National User	1,989
14	AVAILABLE	28,000
15	F45 Training	3,008
16	GNC	1,205
17	Great Clips	1,002
18	LEASE NEGOTIATIONS	1,589
19	AVAILABLE	1,500
20	Honolulu Poke Bar	2,105
21	Sally Beauty Supply	1,591
22	The Cakery	1,091
23	Doug's Day Diner	2,787
24	Café Athens	2,996
25	Which Wich	1,600
26	AVAILABLE 8/1/2026	1,995
27	Mary's Mountain Cookies	998
28	First Tech Federal Credit Union	4,436
29	Himalayan Bistro	2,664
30	Microsoft	5,150
31	Frenchie's Modern Nail Care	1,267
32	AVAILABLE	2,625
33	StrechLab	1,454
37	Revelation Chiropractic	1,303
38	Victoria	1,415
39	America's Best	3,100
40	POTENTIALLY AVAILABLE	3,100
41	JB Elliot	2,361
42	Sephora	5,503
43	Qdoba Mexican Grill	3,371
44	4Ever Young Anti Aging Solutions	2,449

#	TENANT	SQ FT
45	Club Pilates	2,872
46	Studio Be Salon	2,474
57	Dazbog Coffee	1,413
58	Foss Yoga Studio & Wellness	2,535
59	LaVida Massage	2,261
60	Charles Schwab	2,653
61	The Wax Factory	1,211
62	Mathnasium	1,868
63	Sport Clips	1,277
64	Claire's	1,394
66	Panera Bread	4,492
67	Bann Thai	2,518
68	Columbia Sportswear	6,140
69	Bath & Body Works	3,071
70	AVAILABLE	12,745
78	Five Guys Burgers and Fries	2,800
79	Jimmy John's	1,308
80	Smoothie King	1,357
81	Chewy Vet (coming soon)	2,787
82	Chase Bank	4,195
83	Mattress Firm	3,625
84	AT&T	2,600
85	RJ's Wine & Spirits	5,405
86	Sola Salon Suites	5,007
87	LOI NEGOTIATIONS	7,302
88	Suehiro Japanese Restaurant	3,050
89	Pure Green (coming soon)	1,546
90	DSW Shoe Warehouse	14,488
93	Bank of America	3,850
94	Burlington	23,676
95	2nd & Charles	21,424
96	Ulta	10,080
97	World Market	17,391
98	Miniso	6,008
99	Sprouts Farmers Market	24,288
100	Staples	20,394

Gross Leaseable Area: 503,038 SF
Parking Spaces: 2,014



Poudre High School
(1,663 Students)

Colorado State University Fort Collins
(33,648 Students)

Rocky Mountain High School
(2,069 Students)

Fort Collins High School
(1,903 Students)

Fossil Ridge High School
(2,053 Students)

Downtown

- Jax
- Rodizio Grill
- Old Elk
- Pearrose
- Beaujos
- Union
- Walmart

Foothills

- Dick's Sporting Goods
- Ross Dress For Less
- Ulta
- Lululemon
- Longhorn Steakhouse
- Forchys Tacos
- Cava
- Birdcall
- Smok
- Trader Joe's
- Sierra
- Arby's

Front Range Village

- Target
- Lowes
- Sprouts
- Five Below
- Ulta
- Durlington
- World Market
- Five Guys
- Panera Bread
- Capriotti's Sandwiches
- Qdoba
- BK's Restaurant

Harmony Marketplace

- KREI Coop
- Target
- McDonald's
- Olive Garden
- Old Navy
- Barnes & Noble
- Oldemark's
- Garbanzo
- Best Buy
- Hobby Lobby
- Michaels
- Five Below
- TJ Maxx
- Taco Bell

Harmony Marketplace

- Walmart
- Sam's Club
- Kohl's
- First Watch
- Ace Hardware
- Red Robin
- Carrabba's
- Texas Taproom
- Old Chicago Pizzeria
- Starbucks

Harmony Marketplace

- King Scopers
- PetSmart
- HomeGoods
- The Home Depot
- Safe Rip

Bloom Homes
2,000 Units

Mulberry St

Serratoga Falls
834 Homes

Sundance at Daubert Farms
317 Homes

Gateway at Prospect
764 Homes

Timnath Middle-High School
1,024 Students
Opened 2022

Fish Farms
747 Homes

Wildwing
120 Homes

Strauss Lake
1,100 Homes

Allsion Estates
49 Homes

Buffalo Creek
750 Homes

Whitewing
40 Homes

McMorris
25 Homes

Timnath Landing
1,384 Homes

Harmony Rd

40,964 VPD

35,534 VPD



UCHealth Harmony Campus

Banner Health Center

In-N-Out Under Construction

Ladera
184 Homes

Timnath Ranch
1,591 Homes

Rendezvous
340 Homes

78,672 VPD



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PARTNER XTEAM
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