

Demographic Summary Report

Building 15 4300-4372 S College Ave, Fort Collins, CO 80525

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: **Restaurant** % Leased: **100%**
 GLA: **5,499 SF** Rent/SF/Yr: **-**
 Year Built: **1989**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	11,198		99,532		170,731	
2023 Estimate	11,027		97,732		167,312	
2010 Census	9,946		86,317		145,479	
Growth 2023 - 2028	1.55%		1.84%		2.04%	
Growth 2010 - 2023	10.87%		13.22%		15.01%	
2023 Population by Hispanic Origin	1,232		11,060		20,118	
2023 Population	11,027		97,732		167,312	
White	9,940	90.14%	88,237	90.28%	150,815	90.14%
Black	171	1.55%	1,576	1.61%	2,932	1.75%
Am. Indian & Alaskan	102	0.93%	976	1.00%	1,804	1.08%
Asian	423	3.84%	3,636	3.72%	5,840	3.49%
Hawaiian & Pacific Island	14	0.13%	121	0.12%	223	0.13%
Other	377	3.42%	3,186	3.26%	5,698	3.41%
U.S. Armed Forces	13		67		169	
Households						
2028 Projection	5,350		41,695		69,343	
2023 Estimate	5,242		40,836		67,847	
2010 Census	4,580		35,522		58,590	
Growth 2023 - 2028	2.06%		2.10%		2.20%	
Growth 2010 - 2023	14.45%		14.96%		15.80%	
Owner Occupied	2,343	44.70%	23,499	57.54%	37,083	54.66%
Renter Occupied	2,899	55.30%	17,337	42.46%	30,764	45.34%
2023 Households by HH Income	5,242		40,835		67,846	
Income: <\$25,000	701	13.37%	6,112	14.97%	13,101	19.31%
Income: \$25,000 - \$50,000	1,123	21.42%	6,653	16.29%	11,521	16.98%
Income: \$50,000 - \$75,000	956	18.24%	7,312	17.91%	11,931	17.59%
Income: \$75,000 - \$100,000	697	13.30%	5,436	13.31%	8,454	12.46%
Income: \$100,000 - \$125,000	524	10.00%	3,941	9.65%	6,200	9.14%
Income: \$125,000 - \$150,000	512	9.77%	2,708	6.63%	4,044	5.96%
Income: \$150,000 - \$200,000	356	6.79%	4,743	11.62%	6,687	9.86%
Income: \$200,000+	373	7.12%	3,930	9.62%	5,908	8.71%
2023 Avg Household Income	\$92,219		\$101,433		\$93,748	
2023 Med Household Income	\$71,650		\$76,566		\$69,810	