

# 2525 WORTHINGTON CIRCLE

FORT COLLINS, COLORADO 80526

## 1.46 ACRE RETAIL/INDUSTRIAL OPPORTUNITY

Sale Price: \$1,750,000 | Owner Will Consider Joint Venture

2525 Worthington Circle offers a great mid-town location just off of Drake and Shields. This 1.46 acre property provides redevelopment opportunities for multi-family, assisted living or commercial/retail uses. It is located less than one mile from Colorado State University, across the street from Fort Collins Senior Center, restaurants, health clubs, Columbine Health Systems, and many other services. The seller will consider a joint venture. Please contact the listing brokers for additional details and see the Employment District and MF Dwellings links below for additional information on permitted uses.

### PROPERTY FEATURES

**Lot Size** 1.46 Acres Available  
(63,598 SF)

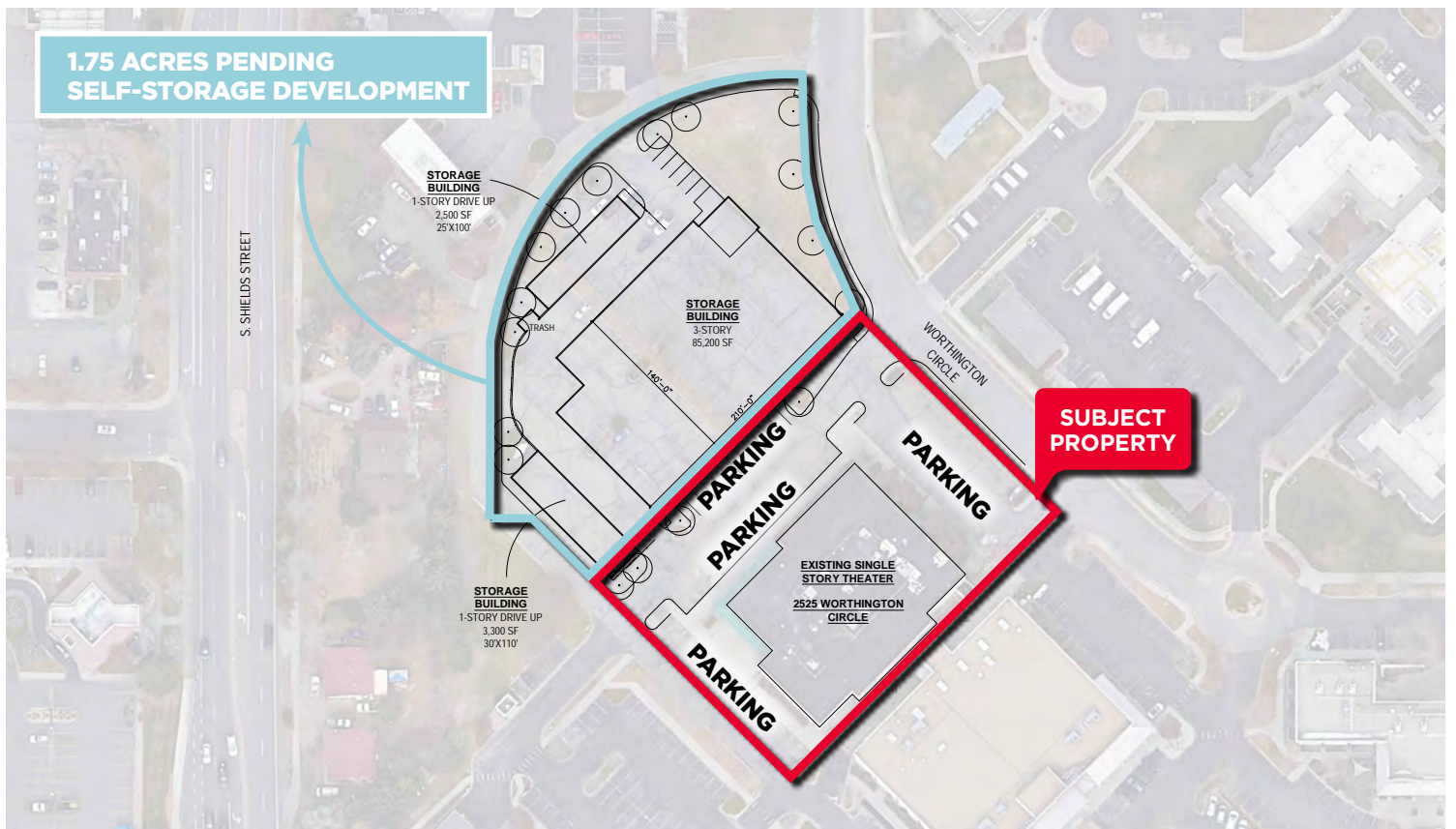
**Existing Building** 17,931 SF

**Zoning** [E \(Employment District\)](#)  
[MF Dwellings](#)

### PROPERTY HIGHLIGHTS

- Redevelopment opportunity
- Excellent midtown Fort Collins location
- Close proximity to Mason Corridor mass transit, the Fort Collins Senior Center and adjacent to Columbine Medical Campus
- Enjoys high foot traffic from surrounding amenities and student housing

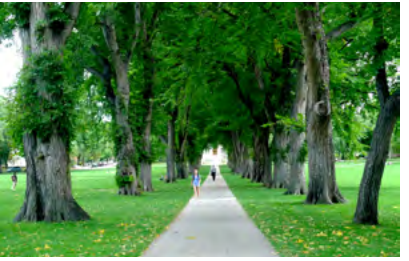




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## CITY OF FORT COLLINS AREA HIGHLIGHTS

Fort Collins, one of the healthiest cities in the U.S., boasts award winning schools, beautiful outdoor facilities, and a flourishing arts scene. Additionally, residents can visit any of the unique breweries, shops and restaurants located in the area.

The Fort Collins economy has a mix of manufacturing and service-related businesses. Many high-tech companies have relocated to Fort Collins because of the resources of Colorado State University and its research facilities.

Fort Collins is also home to many small businesses and entrepreneurial ventures. The Larimer Small Business Development Center helps small businesses in the area get started and become profitable while the Northern Colorado Economic Alliance attracts business while stimulating relevant economic opportunity and job growth for the region.

Other factors that attribute to the entrepreneurial climate of Fort Collins are Colorado State University's College of Business and its Institute for Entrepreneurship Center and the Rocky Mountain Innosphere, helping new clean energy, technology, and scientific startup companies get started.

### MAJOR EMPLOYERS

- Advanced Energy Industries, Inc.
- Anheuser Busch
- Banner Health
- Colorado State University
- Columbine Health Systems
- Hewlett-Packard Enterprise
- Kaiser Permanente
- Platte River Power Authority
- University of Colorado Health
- Water Pik
- Woodward
- Xcel Energy Co.



### MSA DEMOGRAPHIC HIGHLIGHTS

- As of 2019 the region's population increased by 10.1% since 2014, growing by 32,583. Population is expected to increase by 6.3% between 2019 and 2024, adding 22,497.
- From 2014 to 2019, jobs increased by 15.5% in Fort Collins, CO from 163,088 to 188,291. This change outpaced the national growth rate of 7.3% by 8.2%. As the number of jobs increased, the labor force participation rate increased from 66.8% to 70.7% between 2014 and 2019.

Source: EMSI, 2020



2019 TOTAL POPULATION

**168,623**



2019 TOTAL HOUSEHOLDS

**67,047**



2019 MEDIAN HOUSEHOLD INCOME

**\$63,332**

Source: ESRI, 2020

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**MASON CORRIDOR MASS TRANSIT**

- 5 Mile north-south byway along existing railway
- 60% Of all jobs located within 1 mile

**PROSPECT STATION**

- 4 Story
- 139 Beds

**STATE ON CAMPUS STUDENT HOUSING**

- 670 Beds
- Parking garage

**THE GROVE STUDENT HOUSING**

- 612 Beds

**SUBJECT PROPERTY**

**TRAFFIC COUNTS**

S. Shields & W. Drake Rd.	28,400 VPD
W. Drake Rd. & Davidson Dr.	21,938 VPD
S. Shields St. & Evanstar Ct.	28,938 VPD
Centre Ave. & Raintree Dr.	6,525 VPD
W. Drake Rd. & S. Shields St.	18,057 VPD
S. Shields St. & Davidson Dr.	27,817 VPD

For more information, please contact:

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