

*For Sale or Lease*

**4306**  
*South College Avenue*  
FORT COLLINS, CO 80525

*View Our Website*

REDUCED PRICING!



HIGH-VISIBILITY 4,620 SF RESTAURANT FOR SALE OR LEASE

**CBRE**

# Highlights



4,620 SF Restaurant



Land Area: 0.82 Acres



Lease Rate: \$30.00/SF NNN



College Ave Frontage and Visibility



Sale Price: \$2,000,000



Rare Stand-Alone Restaurant in the Central Fort Collins Retail District



S College Ave - 40,397 VPD

# Demographics within 5 Miles



SITE TRAFFIC  
41,341 VPD



POPULATION  
170,796



DAYTIME POPULATION  
181,993



HOUSEHOLDS  
68,590



AVERAGE HH INCOME  
\$105,223



FIVE YEAR GROWTH RATE  
0.67%



BED BATH & BEYOND  
BIG LOTS! OLD NAVY  
toby

TACO BELL  
BEST BUY  
Starbucks  
HOBBY LOBBY

ORejallos  
PIZZA BISTRO

DAVID'S BRIDAL  
FAMOUS footwear  
NATURAL GROCERS  
★ Michaels  
Where Creativity Happens  
TJ-maxx TRIOS salon  
MATTRESSFIRM  
PLATO'S CLOSET RACKATTACK

TARGET

S College Ave - 40,397 VPD

CANDLEWOOD SUITES

goodwill

Pavilion Lane - 36,000 VPD

Pedersen  
TOYOTA VOLVO

Loaf'N Jug PAPA MURPHY'S WELLS FARGO  
BUFFALO WILD WINGS Cafe Rio HomeGoods  
FedEx Walgreens KING Soopeta BOOT BARN  
QDOBA HARBOR FREIGHT PETSMART

Jeep

Dutch Bros  
McDonald's

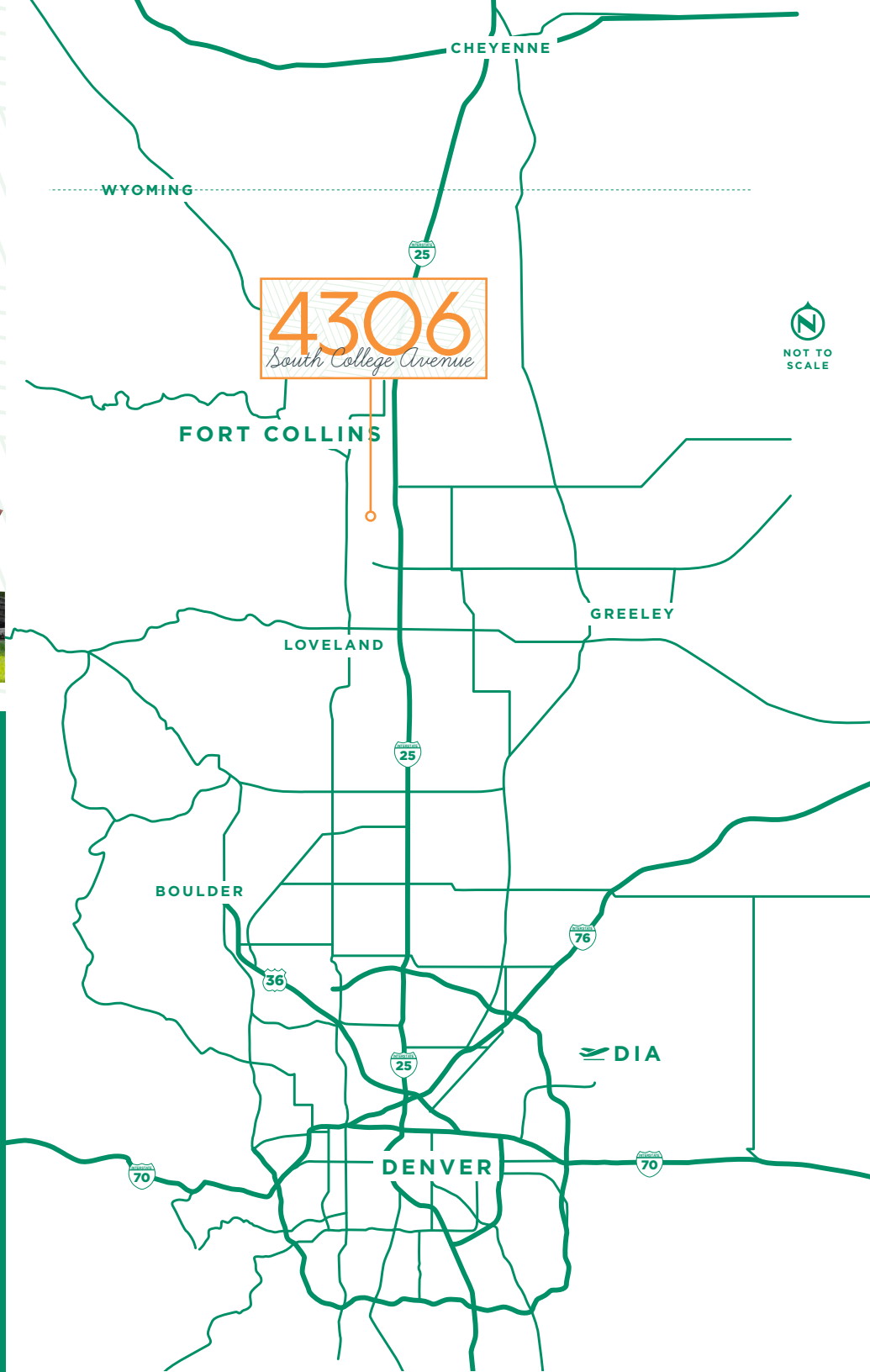
E Harmony Road - 41,341 VPD

Walmart  
PANDA EXPRESS  
CHINESE KITCHEN



# 4306

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## Contact Brokers for More Information:

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