



1,500 - 13,300 SF RETAIL/OFFICE FOR SALE OR LEASE

34 NORTH COLLEGE AVENUE

FORT COLLINS, COLORADO 80524



REDEVELOP & REVITALIZE

343 North College Avenue is a redevelopment project revitalizing Block 23 fronting College Avenue between Maple Street and Cherry Street in Old Town Fort Collins surrounded by single-family housing, multi-family housing, and many new housing developments. This project will include a four-story 160-unit senior living facility along with 20,000 SF of first-floor retail space and a parking garage within walking distance from Fort Collins Transit Center, Poudre Trail, and Poudre River Whitewater Park.

SALE PRICE: \$591/SF*
LEASE RATE: \$35-38/SF NNN

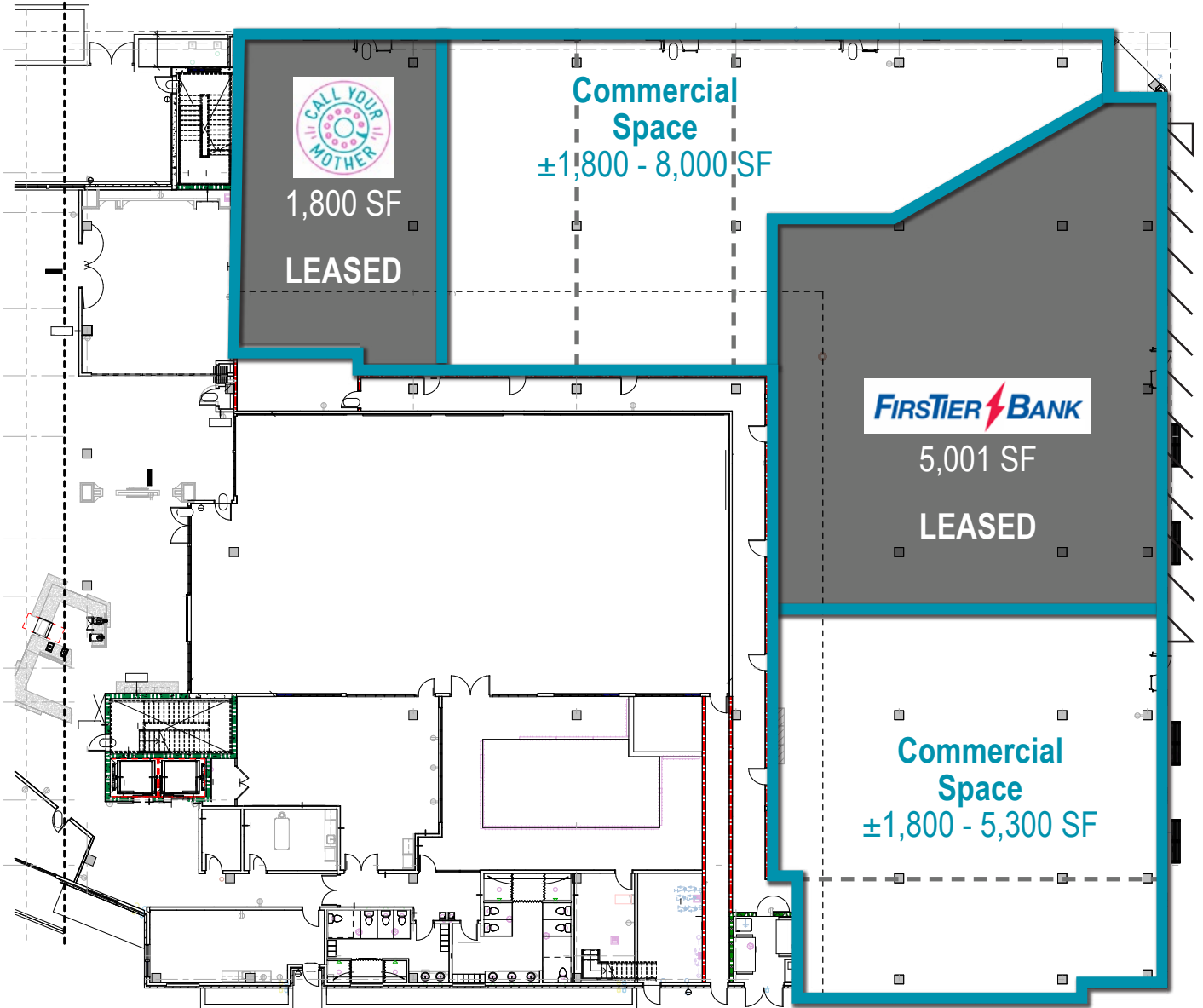
CORE & SHELL DELIVERY | TI ALLOWANCE NEGOTIABLE

*Parking spaces can be purchased for \$52K per stall





N. COLLEGE AVE.



Proposed uses and demising plan
subject to change.

1,500 - 13,300 SF

CORE & SHELL

PROPERTY HIGHLIGHTS

Garage (39 Spaces assigned to retail tenants) + Street Parking

Building Signage

Signalized Intersection

College Avenue Frontage

Steps from Maxline Transfer Station

Walking Distance to Old Town Square

Demographics (CoStar, 2025)

BY THE NUMBERS

1 MILE RADIUS

11,755

2024 Population

18,107

Employees

\$778,924

Average HH Income

5,540

2024 Households

3 MILE RADIUS

79,953

2024 Population

55,344

Employees

\$80,602

Average HH Income

33,636

2024 Households

5 MILE RADIUS

150,304

2024 Population

87,527

Employees

\$91,677

Average HH Income

62,655

2024 Households

Traffic (CoStar, 2025)

COUNTS

27,294 VPD

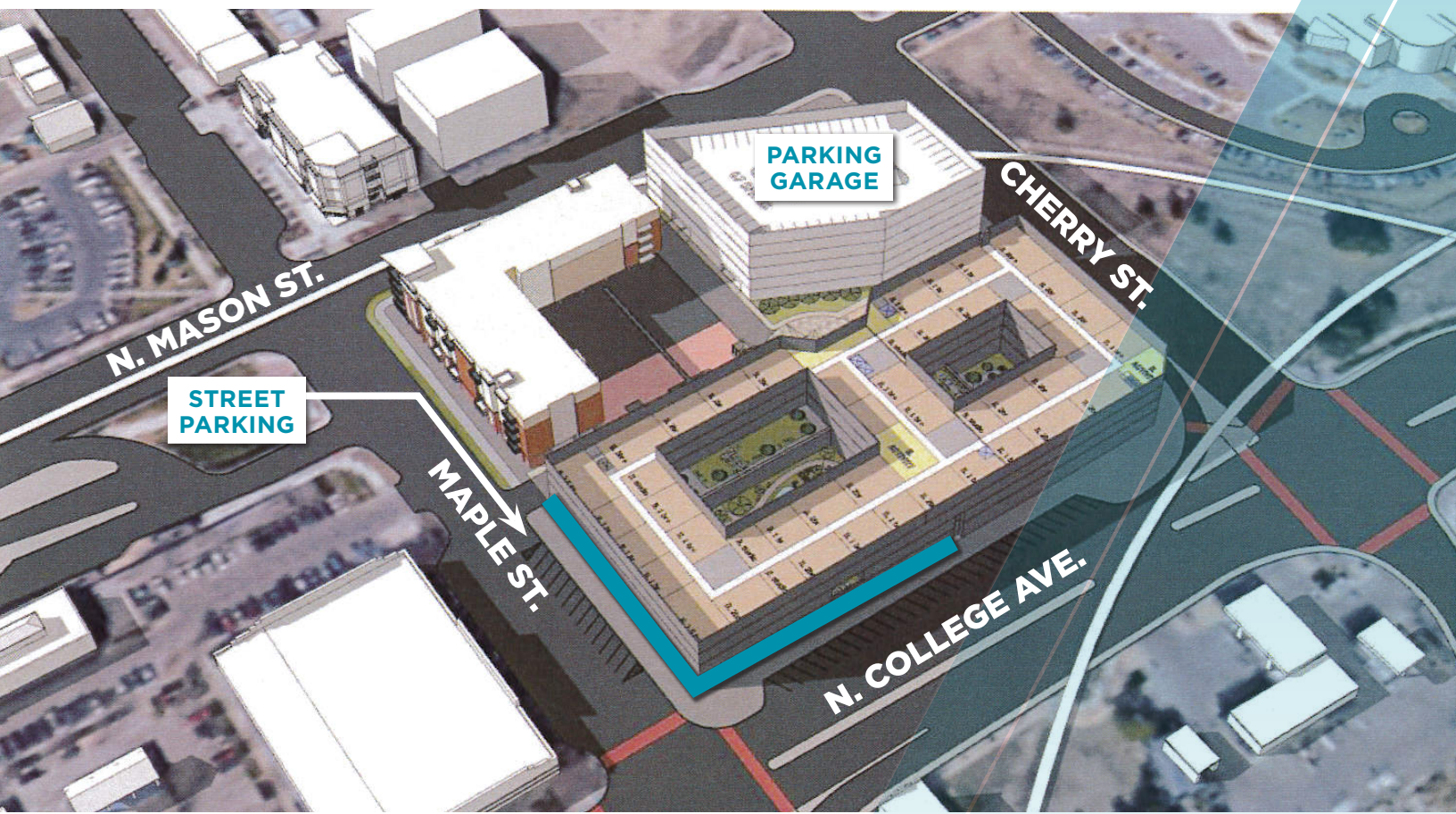
North College Avenue

10,541 VPD

Cherry Street

12,250 VPD

Jefferson Street



NESTLED UNDER MorningStar Senior Living



MorningStar Assisted Living and Memory Care is dedicated to providing the finest assisted living Fort Collins has to offer. Their resort style amenities foster a lifestyle of comfort and wellness and make their residents' retirement years as carefree as possible. With a mission grounded on the belief: "to honor, to serve, to invest," it is no surprise that they are focused on providing exceptional care for their seniors who have entrusted them to make their retirement years as carefree as possible. To deliver on that promise, they work every day to create an atmosphere of comfort, wellness and family to ensure their community feels like a true home for our residents.

4 STORIES | 160 SENIOR LIVING UNITS | RIGHT ABOVE 20,000 SF RETAIL/OFFICE



3 NORTH
4 COLLEGE
2 AVENUE

For more information, contact

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