

**FOUNTAINHEAD RETAIL CENTER**

4020 S. COLLEGE AVENUE | FORT COLLINS, COLORADO 80525

**1,125 - 2,950 SF RETAIL SPACE AVAILABLE**

Lease Rate: \$18.00 - \$19.00/SF NNN | NNN Expenses: \$8.50/SF

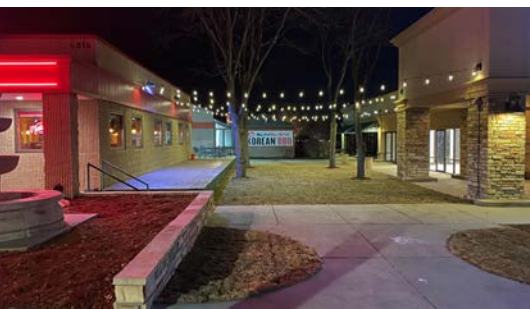
The Fountainhead Shopping Center is located in the heart of Fort Collins. Located at South College Avenue and Boardwalk Drive, adjacent to Best Buy, Hobby Lobby and Harbor Freight directly across from Barnes & Noble, Old Navy & REI. The center is in a highly visible location with strong foot and vehicle traffic surrounded by densely populated neighborhoods and businesses. Neighboring tenants include: First National Bank, Comfort Dental, American General Finance and Mt. Fuji Restaurant.

**PROPERTY FEATURES**

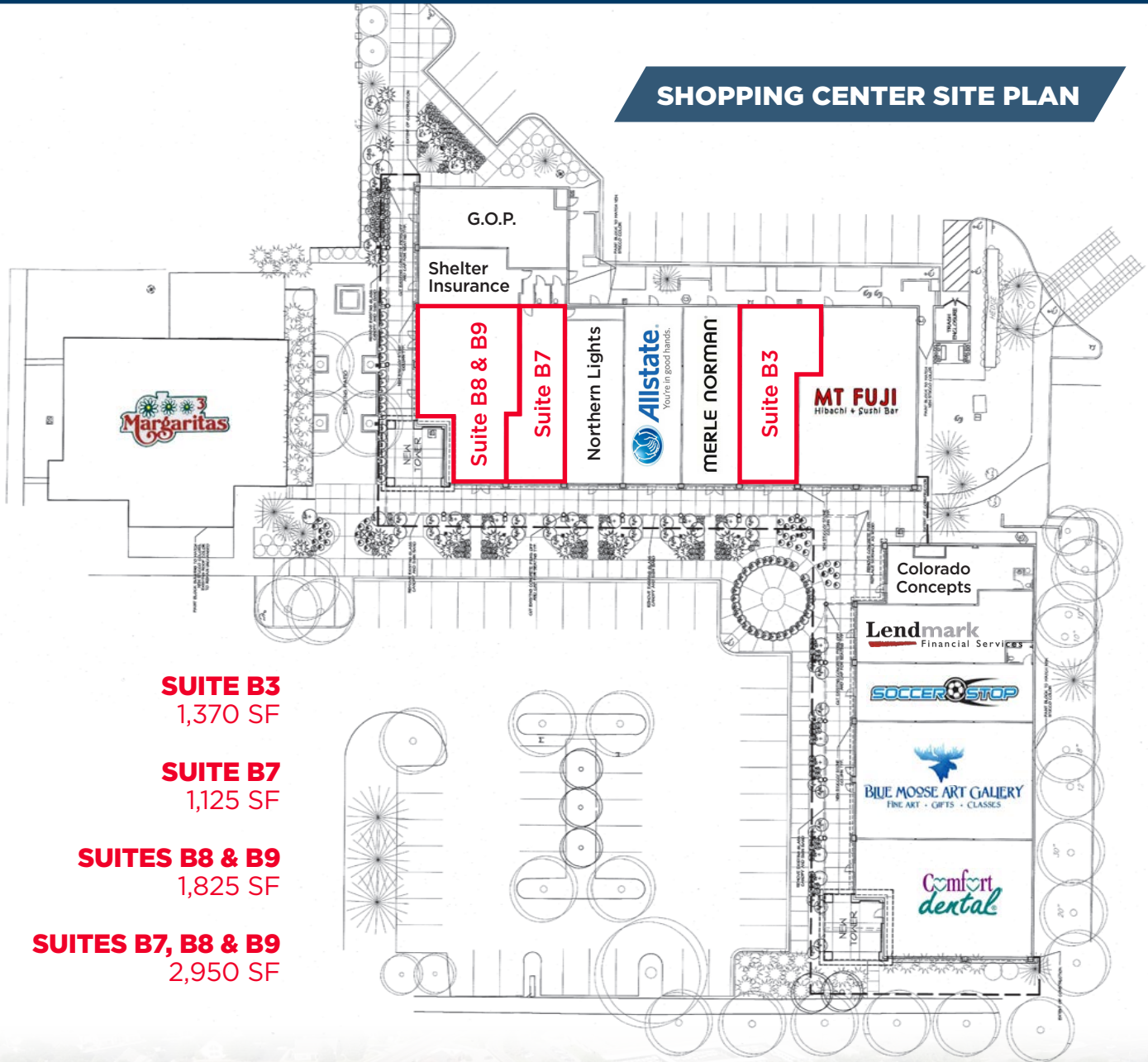
<b>Total Building Size</b>	12,544 SF
<b>Availabilities</b>	Suite B3: 1,370 SF Suite B7: 1,125 SF Suite B8 & B9: 1,825 SF
<b>Max Contiguous</b>	Suites B7, B8 & B9: 2,950 SF
<b>YOC</b>	1984

**PROPERTY HIGHLIGHTS**

- Monument signage available fronting College Avenue
- Highly sought-after central Fort Collins location
- Enjoys strong foot and vehicle traffic



**SHOPPING CENTER SITE PLAN**



**SUITE B3**  
1,370 SF

**SUITE B7**  
1,125 SF

**SUITES B8 & B9**  
1,825 SF

**SUITES B7, B8 & B9**  
2,950 SF



# 4020 SOUTH COLLEGE AVENUE

FORT COLLINS, COLORADO 80525

cushmanwakefield.com



## 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**



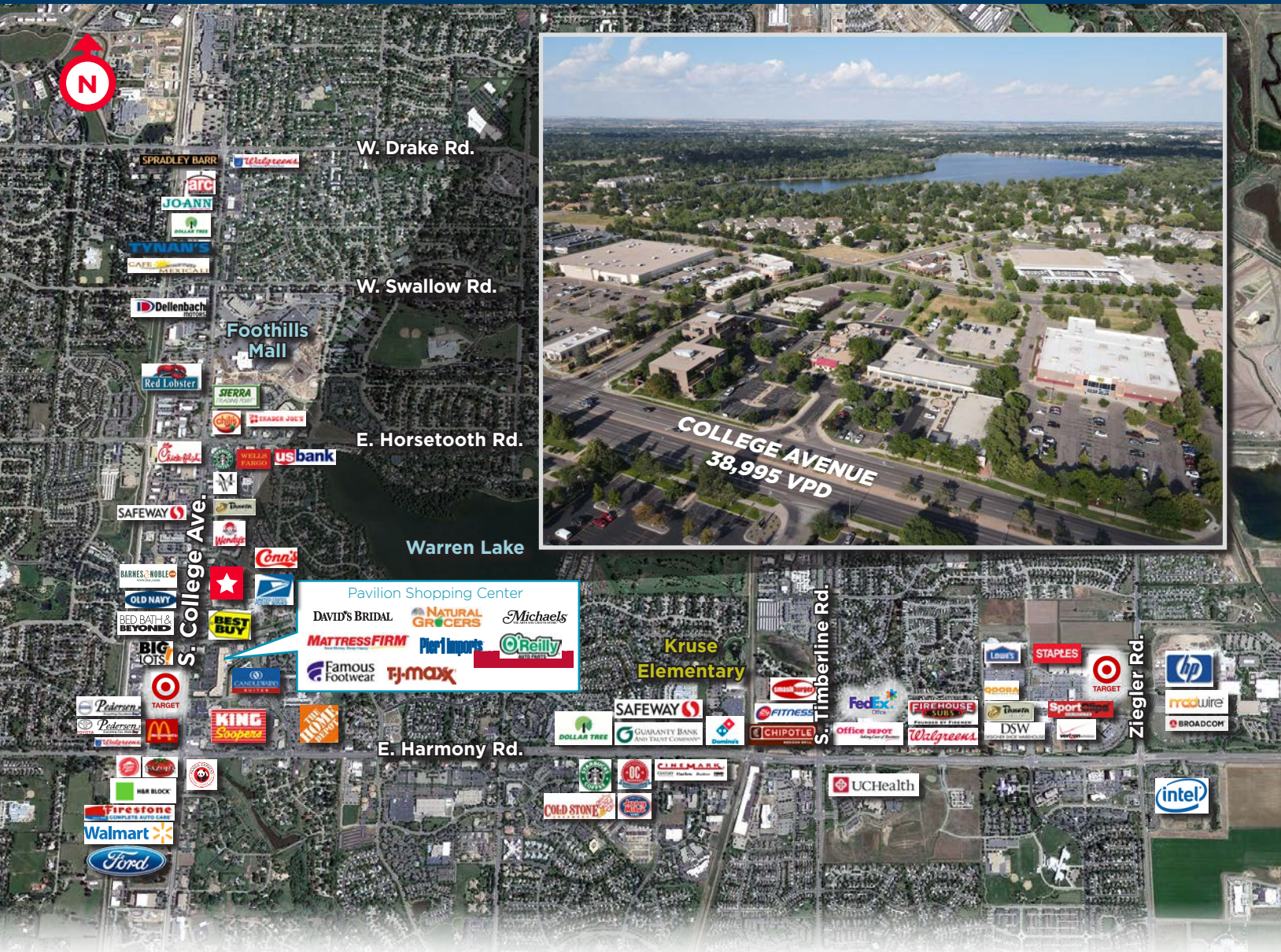
2019 MEDIAN HOUSEHOLD INCOME

**\$63,332**

Source: ESRI, 2020

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**POPULATION**

	1 Mile	3 Mile	5 Mile
2020 Population (Pop.)	11,990	105,766	173,087
2025 Projected Pop.	12,733	113,040	185,069
Pop. Growth ('20-'25)	6.20%	6.88%	6.92%

Source: CoStar, 2020

**HOUSEHOLDS**

	1 Mile	3 Mile	5 Mile
2020 Households (HH)	5,383	43,396	69,647
HH Growth ('20-'25)	6.06%	7.05%	7.07%
2020 Avg. HH Income	\$82,008	\$90,239	\$86,409

Source: CoStar, 2020

For more information, please contact:

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