

FRONT RANGE VILLAGE

📍 2720 Council Tree Ave, Fort Collins, CO 80525

MSA Denver, CO

📍 40.52552, -105.0263

RPT



CENTER SIZE



TOTAL CENTER GLA

793,153 S.F.

PROPERTY HIGHLIGHTS

Front Range Village is a vibrant mixed-use village situated in Fort Collins, Colorado, a fundamentally strong market north of Denver with a daytime population that exceeds 160,000 people. The property features a strong lineup of fit, fabulous and food tenants as well as international corporations. Among them are Target, whose location at the property is its strongest performing in Northern Colorado, Sprouts, Sephora, Microsoft and Airbus. It is situated just one mile I-25, the main north-south thoroughfare in the state, and less than 15 minutes from Colorado State University, the market's largest employer with nearly 7,000 employees and 32,000 students.

- Fort Collins is ranked 11th for Happiest Cities in America and #1 for Stable and Growing Housing Market
- Over 52,600 cars pass through Harmony Road and Ziegler Road daily

PROPERTY DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
	10,363	61,657	141,705
	3,678	24,723	55,339
	\$104,456	\$106,557	\$97,779

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RETAILERS

MAJ-1100	Staples	20,620 SF	125	Frenchie's Modern Nail	1,267 SF	405	The Wax Factory	1,211 SF
MAJ-1200	Sprouts Farmers Market	24,288 SF	126	Himalayan Bistro	2,664 SF	406	Charles Schwab	2,653 SF
MAJ-1300	Cost Plus World Market	17,392 SF	128	First Tech Federal Credit Union	4,436 SF	408	LaVida Massage	2,261 SF
MAJ-1400	Ulta	10,080 SF	150	Clear Company	7,240 SF	409	Mindstream Yoga	2,535 SF
MAJ-1500	2nd & Charles	21,424 SF	152	Available	1,320 SF	410	Dazbog Coffee Store	1,413 SF
MAJ-1550	Available	24,890 SF	154	Edward Jones	1,281 SF	420	Fort Collins Public Library	16,597 SF
MAJ-1900	Urban Air Adventure Park	64,815 SF	156	LunarG	4,589 SF	500	Nori Maki Bar	1,995 SF
MAJC-1	Lowe's	139,410 SF	157	Red Rocket Web Specialists	1,686 SF	502	Mary's Mountain Cookies	998 SF
MAJE-6	Target	177,631 SF	158	Fellowship of Christian Athletes	1,298 SF	504	Which Wich	1,600 SF
OL-1	Available			McAndrew Chiropractic	1,274 SF	506	Café Athens	2,996 SF
OL-3	BJ's Restaurants and Brewhouse	7,453 SF	160	Bliss Realty	1,550 SF	508	Doug's Day Diner	2,787 SF
OL-4A	AT&T	2,600 SF	164	Front Range Dental Center	3,188 SF	509	Fastframe	1,091 SF
OL-4B	Mattress Firm	3,625 SF	170	Ward Orthodontics	2,599 SF	510	Sally Beauty Supply	1,591 SF
OL-5	Chase	4,195 SF	172	Microsoft	5,150 SF	511	Honolulu Poke Bar	2,105 SF
OL-6A	Available	2,800 SF	178	Microsoft	13,034 SF	512	Tip Toe Nails	1,500 SF
OL-6B	Smoothie King	1,357 SF	180	Microsoft	6,510 SF	514	GameStop	1,589 SF
OL-6C	Jimmy John's	1,357 SF	186	Charming Charlie	10,141 SF	516	Great Clips	1,002 SF
OL-6D	Five Guys	2,800 SF	188	Available	2,754 SF	518	GNC	1,205 SF
OL-8	TruFit	28,000 SF	301	Available	3,071 SF	520	Available	2,977 SF
100	Studio Be	2,474 SF	304	Cozy Cottage	6,168 SF	900	HW Home	7,302 SF
102	Club Pilates	2,872 SF	306	Bann Thai	2,518 SF	902	Lane Bryant	4,983 SF
104	Available	2,449 SF	308	Panera	4,492 SF	904	RJ's Wine & Spirits	5,405 SF
106	Qdoba	3,371 SF	312	Airbus	7,247 SF	1000	Lemons & Lace	1,546 SF
108	Sephora	5,503 SF	314	Colorado Insurance Group	2,179 SF	1002	Suehiro Japanese Restaurant	3,050 SF
112	JB Elliot	2,361 SF	330	The Mader Group	1,893 SF	1004	DSW	14,488 SF
114	Available	3,083 SF	340	Greystone Technology	2,752 SF	1300A	Learning Express Toys	6,008 SF
116	America's Best Contacts & Eyeglasses	3,100 SF	345	LoanDepot	6,820 SF	1600	Sherwin-Williams	4,999 SF
116A	Available	744 SF	350	TransCorr National Logistics	4,547 SF	2002	Pet Supplies Plus	7,297 SF
116B	Available	546 SF	360	Harris Computer Systems	4,650 SF	2004	Massage Heights	2,865 SF
118	Verizon	1,415 SF	370	Claire's	1,394 SF	2100	Spice & Tea Exchange	1,396 SF
121	Happy Lucky's Teahouse	1,573 SF	380	SportClips	1,277 SF	2104	Party City	12,745 SF
124	C3 Real Estate	2,625 SF	380	Mathnasium	1,868 SF	2202	Ripple Effect Martial Arts	3,104 SF
						2204	T-Mobile	1,989 SF
						2206	Burke Cleaners	1,008 SF
						2208	Pure Barre	1,748 SF
						2212	Available	1,989 SF