

FRONT RANGE VILLAGE

2720 Council Tree Ave, Fort Collins, CO 80525

MSA Denver, CO

40.5255143933227, -105.02596204166414

RPT



CENTER SIZE



TOTAL CENTER GLA

511,146 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, Nike, Columbia Sports, Burlington, DSW, Lowe's 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.

Over 52,600 cars pass through Harmony Road and Ziegler Road daily

PROPERTY DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
	10,200	63,717	150,810
	3,874	26,349	59,316
	\$120,669	\$126,180	\$118,294

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RETAILERS

MAJ-1100	Staples	20,394 SF	125	Frenchie's Modern Nail	1,267 SF	406	Charles Schwab	2,653 SF
MAJ-1200	Sprouts Farmers Market	24,288 SF	126	Himalayan Bistro	2,664 SF	408	LaVida Massage	2,261 SF
MAJ-1300	Cost Plus World Market	17,392 SF	128	First Tech Federal Credit Union	4,436 SF	409	Foss Yoga	2,535 SF
MAJ-1400	Ulta	10,080 SF	150	Clear Company	7,240 SF	410	Dazbog Coffee Store	1,413 SF
MAJ-1500	2nd & Charles	21,424 SF	152	Microsoft	1,379 SF	420	Fort Collins Public Library	16,597 SF
MAJ-1550	Burlington	23,676 SF	154	Edward Jones	1,281 SF	500	Nori Maki Bar	1,995 SF
MAJ-1900	Urban Air Adventure Park	64,815 SF	156	LunarG	4,589 SF	502	Mary's Mountain Cookies	998 SF
MAJC-1	Lowe's	139,410 SF	157	Red Rocket Web Specialists	1,686 SF	504	Which Wich	1,600 SF
MAJE-6	Target	177,631 SF	158	Available	1,298 SF	506	Caf�� Athens	2,996 SF
OL-1	Bank of America	0 SF	160	Hometown Family Health	1,304 SF	508	Doug's Day Diner	2,787 SF
OL-3	BJ's Restaurants and Brewhouse	7,453 SF	164	Microsoft	1,550 SF	509	Poeme Macarons	1,091 SF
OL-4A	AT&T	2,600 SF	170	Front Range Dental Center	3,188 SF	510	Sally Beauty Supply	1,591 SF
OL-4B	Mattress Firm	3,625 SF	172	Ward Orthodontics	2,599 SF	511	Honolulu Poke Bar	2,105 SF
OL-5	Chase	4,195 SF	178	Microsoft	5,150 SF	512	Tip Toe Nails	1,500 SF
OL-6A	Carbon Health	2,787 SF	180	Microsoft	1,732 SF	514	GameStop	1,589 SF
OL-6B	Smoothie King	1,357 SF	186	Microsoft	13,034 SF	516	Great Clips	1,002 SF
OL-6C	Jimmy John's	1,308 SF	188	Microsoft	7,051 SF	518	GNC	1,205 SF
OL-6D	Five Guys	2,800 SF	301	Nike Factory Store	12,745 SF	520	F45 Training Foxstone	3,008 SF
OL-8	Zone Athletic Club	28,000 SF	306	Available	3,071 SF	900	HW Home	7,302 SF
100	Studio Be	2,474 SF	308	Columbia Sportswear	6,140 SF	902	Sola Salon	5,007 SF
102	Club Pilates	2,872 SF	312	Bann Thai	2,518 SF	904	RJ's Wine & Spirits	5,405 SF
104	4ever Young	2,449 SF	314	Panera	4,492 SF	1000	Available	1,546 SF
106	Qdoba	3,371 SF	330	Airbus	7,247 SF	1002	Suehiro Japanese Restaurant	3,050 SF
108	Sephora	5,503 SF	340	Colorado Insurance Group	2,179 SF	1004	DSW	14,488 SF
112	JB Elliot	2,361 SF	345	Available	1,893 SF	1300A	Learning Express Toys	6,008 SF
114	Change Everything	3,100 SF	350	Greystone Technology	2,752 SF	1600	Sherwin-Williams	4,999 SF
116	America's Best Contacts & Eyeglasses	3,100 SF	360	Available	6,820 SF	2002	Pet Supplies Plus	7,297 SF
116A	Revelation Chiropractic	1,303 SF	370	TransCorr National Logistics	4,547 SF	2004	Massage Heights	2,865 SF
118	GoWireless	1,415 SF	380	Harris Computer Systems	4,650 SF	2100	Spice & Tea Exchange	1,396 SF
121	Stretch Lab	1,454 SF	402	Claire's	1,394 SF	2104	Five Below	11,389 SF
124	C3 Real Estate	2,625 SF	403	SportClips	1,277 SF	2202	Ripple Effect Martial Arts	3,104 SF
			404	Mathnasium	1,868 SF	2204	T-Mobile	1,989 SF
			405	The Wax Factory	1,211 SF	2206	Lash & Company	973 SF
						2208	Pure Barre	1,748 SF
						2212	Available	1,989 SF