

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>	14,474	73,861	177,686
<b>AVERAGE HH INCOME</b>	\$139,045	\$124,811	\$126,899
<b>BUSINESSES</b>	549	5,488	9,549
<b>EMPLOYEES</b>	5,512	52,605	79,232

Source: Applied Geographic Solutions, 2025 Estimates

TRAFFIC COUNTS	
<b>On S Timberline Rd</b>	30,835 CPD
<b>On E Drake Rd west of Timberline Rd</b>	17,667 CPD
<b>On E Drake Rd east of Timberline Rd</b>	15,445 CPD

Source: CDOT 2025

**AERIAL**



AVAILABLE FOR LEASE

# 2620 S. TIMBERLINE ROAD

FORT COLLINS, CO



## PROPERTY HIGHLIGHTS

- Rare 1,772 SF end-cap with patio anchored by King Soopers available for lease.
- Top 3rd of King Soopers in Colorado based on foot traffic (PlacerAI).
- Highly visible and accessible property.
- The Nail Salon, Krazy Karl's Pizza and William Oliver's Publick House have all expanded their footprint in the Shopping Center due to high sales volumes.
- Northeast Fort Collins is booming with new single-family and multi-family housing projects.
- Affluent area of Fort Collins with an average household income of \$126,899 within a five-mile radius of the Shopping Center.

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