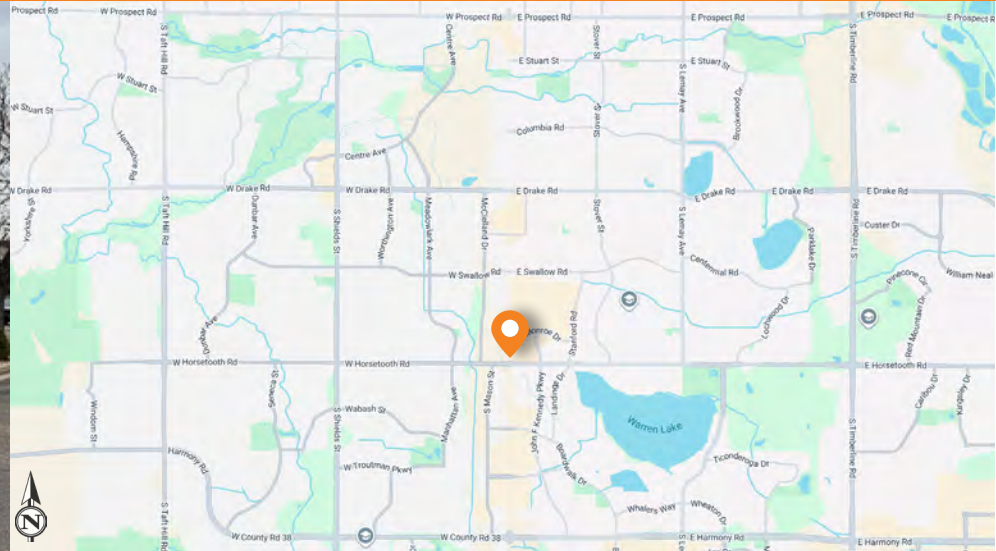


200 E HORSETOOTH RD

FORT COLLINS, CO



FOR LEASE

AVAILABLE

- 2,085 SF
Free Standing Building
with Drive-thru

PROPERTY HIGHLIGHTS

- 2nd generation restaurant with drive thru.
- Strong visibility and access from Horsetooth Rd.
- Join Trader Joe's, Arby's. and Chili's.

NEARBY RETAILERS

TRADER JOE'S

SIERRA
TRADING POST



PHILIP HICKS

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WOODY BOYD

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TRAFFIC COUNTS

On S College Ave north of E Horsetooth Rd	41,898 CPD
On S College Ave south of E Horsetooth Rd	42,629 CPD
On E Horsetooth Rd east of S College Ave	21,874 CPD
On E Horsetooth Rd west of S College Ave	20,006 CPD

Source: CDOT 2026

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	13,204	108,094	173,317
AVERAGE HH INCOME	\$100,685	\$118,486	\$122,842
BUSINESSES	1,410	6,079	9,793
EMPLOYEES	11,138	52,022	79,536

Source: Applied Geographic Solutions, 2026 Estimates

200 E HORSETOOTH RD

FORT COLLINS, CO



200 E HORSETOOTH RD

FORT COLLINS, CO



SITE

E Drake Rd

E Horsetooth Rd

E Harmony Rd

S Timberline Rd

S Shields St

S College Ave

Foothills Mall

- ROSS (DEPT. FOR LESS)
- H&M
- rack
- lululemon
- ULTA
- G CYCLERY
- DICK'S
- X GOLF
- LONGHORN STEAKHOUSE
- WORKING WOODS
- CAVA
- crumbl
- SHAKE SHACK

- HOBBY LOBBY
- STARBUCKS
- NATURAL GROCERS
- Michael's
- FAMOUS FOOTWEAR
- TJ-MAXX

- Walmart
- Pizza Hut
- Arby's
- Panda Express

- KOHL'S
- Red Robin
- THE BEAN
- sams club
- PAPA JOHN'S
- Black-eyed Pea

- STARBUCKS
- Jason's Deli
- PANADERIA

- TRADER JOE'S
- SIERRA
- Arby's
- chili's

- CleanEatz
- DUNKIN'
- FIRST WATCH

- La Cabaña
- Blaze Of Pizzeria

- WALGREENS
- MooT HOUSE

- BEST BUY
- PETCO
- Wool Foods
- KING

- MOD PIZZA
- Tokyo Joe's
- BUZZER KING

- STARBUCKS
- SAFeway

- Wool Foods
- QDOBA MEXICAN EATS
- STARBUCKS
- SUBWAY

- Red Lobster

- noodles

- Chick-fil-A

- SAFeway

- Olive Garden

- KFC

- REI

- BARNES & NOBLE

- OLD NAVY

- TARGET

- Dutch Bros
- McDonald's

- Cane's

- McDonald's

- WALGREENS
- Jason's Deli

- STARBUCKS

- TRADER JOE'S
- SIERRA
- Arby's
- chili's

- Panera BREAD

- Wendy's

- MURDOCH'S

- YAMPA

- BEST BUY

- HOBBY LOBBY
- STARBUCKS

- NATURAL GROCERS
- Michael's
- FAMOUS FOOTWEAR
- TJ-MAXX

- KING
- PETSMART
- BOOT BARN
- HomeGoods
- WALGREENS
- Cafe Rip

- STARBUCKS
- Jason's Deli
- PANADERIA

- KOHL'S
- Red Robin
- THE BEAN
- sams club
- PAPA JOHN'S
- Black-eyed Pea





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