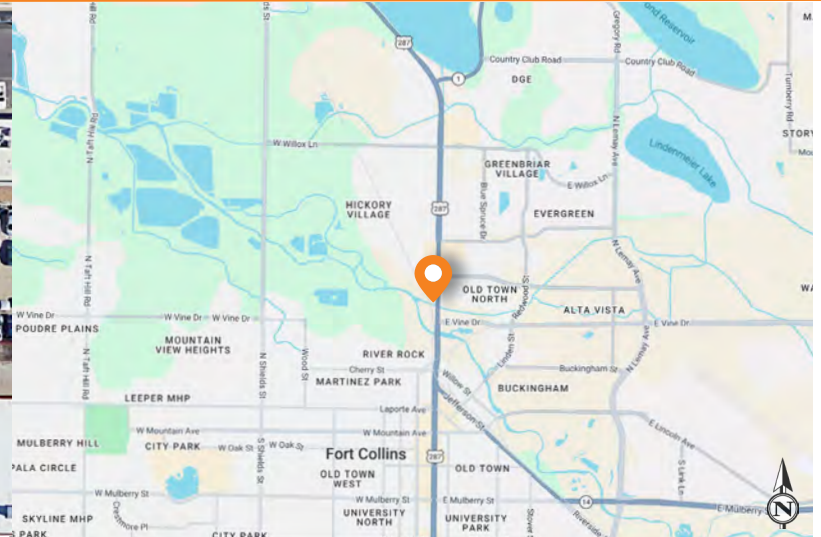


799 N. College Avenue

799 N. COLLEGE AVE, FORT COLLINS, CO 80524 (COLLEGE AVE & WOODLAWN DR)



RETAIL PAD FOR SALE

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PROPERTY HIGHLIGHTS

- +/- 1.15 AC infill pad at the north gateway into Old Town Fort Collins
- Hard frontage and full-movement access on North College Ave (US 287)
- Directly across College from CSU's Powerhouse 2 research campus, under construction now and opening in 2027
- One of the last developable pads this close to Old Town

NEARBY BUSINESSES



TRAFFIC COUNTS

On N College Ave north of E Vine Dr	27,822 CPD
On N College Ave south of E Vine Dr	28,800 CPD

Source: CDOT 2026

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	10,070	74,934	141,777
AVERAGE HH INCOME	\$105,959	\$103,078	\$111,262
BUSINESSES	1,345	4,306	7,906
EMPLOYEES	10,029	34,016	64,919

Source: Applied Geographic Solutions, 2026 Estimates

799 N. COLLEGE AVENUE

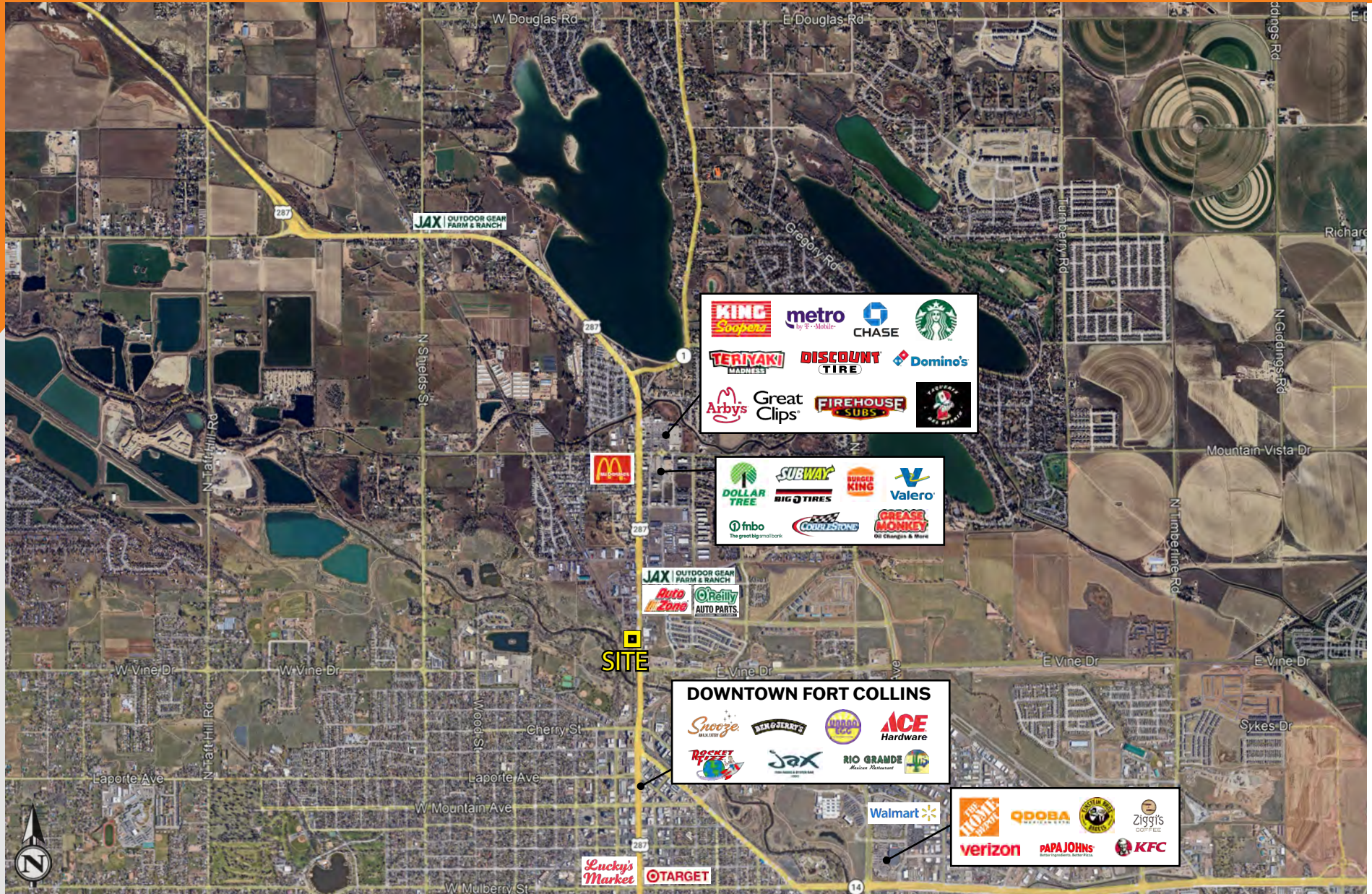
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- Roughly 50,000 SF of flat, cleared land, all utilities available, ready to develop
- Zoned CS, Service Commercial, Fort Collins' high-traffic corridor commercial zone
- Full-movement access off College Ave at Woodlawn Dr, all turns in and out
- Wide range of CS uses contemplated: drive-through restaurant or coffee, retail, convenience store, offices, medical or dental, fitness, personal services, bar or brewery
- Drive-through is established on the corridor (Human Bean next door) and achievable, subject to City review
- 2017 site plan fits an 1,800 SF drive-through restaurant, drive-up coffee, outdoor dining, and 30 spaces
- Demand drivers: the new CSU Powerhouse 2 campus across the street, growing Old Town North rooftops, and the North College innovation cluster around Innosphere Ventures.



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