2620 S TIMBERLINE RD

FORT COLLINS, COLORADO

dhlb RETAIL BROKERAGE



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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, Timberline Animal Hospital, 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.

TRAFFIC COUNTS

On S Timberline Rd	30,835 CPD
On E Drake Rd west of Timberline Rd	17,667 CPD
On E Drake Rd east of Timberline Rd	15,445 CPD

Source: CDOT 2026

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

Source: Applied Geographic Solutions, 2026

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BROKER DISCLOSURE