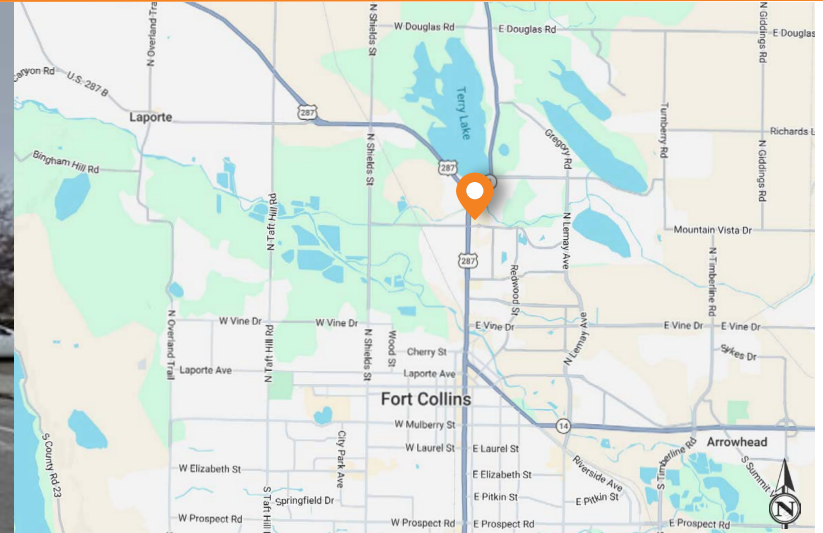


North College Marketplace

NEC – N COLLEGE AVE & E WILCOX LN - FORT COLLINS, CO



AVAILABLE

Suite 110 - 2,883 SF
DIVISIBLE END-CAP

[CLICK HERE FOR PHOTOS](#)

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ANDREW FOX

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PROPERTY HIGHLIGHTS

- Rare 2,883 SF divisible end-cap available for lease anchored by King Soopers.
- Turn-Key Dental space with 8 treatment rooms, break area, reception/waiting area, storage/office space and 2 bathrooms.
- Great Visibility to North College Ave, located on one of the main entrances into the shopping center.
- Opportunity for restaurant use with large patio area.
- Join T-Mobile, Firehouse Subs, Starbucks and Chase Bank.

NEARBY BUSINESSES



TRAFFIC COUNTS

On N College Ave north of W Wilcox Ln 22,366 CPD

On N College Ave south of W Wilcox Ln 22,588 CPD

On W Wilcox Ln east of N College Ave 6,268 CPD

On W Wilcox Ln west of N College Ave 7,503 CPD

Source: CDOT 2026

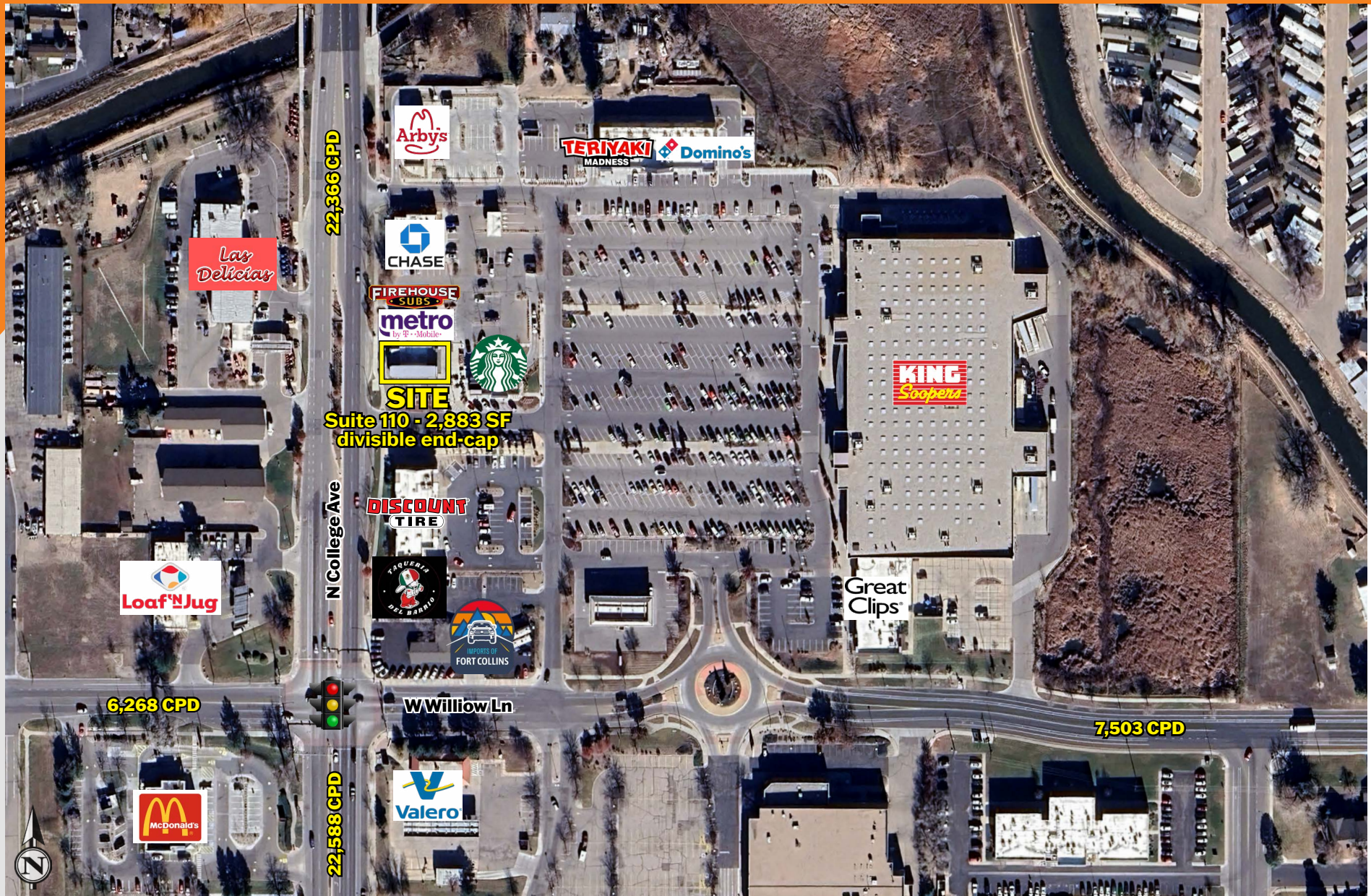
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	6,955	51,606	120,958
AVERAGE HH INCOME	\$105,353	\$112,992	\$107,907
BUSINESSES	350	3,464	6,678
EMPLOYEES	2,352	26,035	55,973

Source: Applied Geographic Solutions, 2026 Estimates

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RETAIL BROKERAGE



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