



waypoint  
REAL ESTATE

157 N COLLEGE AVE  
FORT COLLINS, CO 80524

Space Available

Lease Rate

NNN Rate

1,693 - 2,267 SF

\$19.00 / SF NNN

\$7.50 / SF

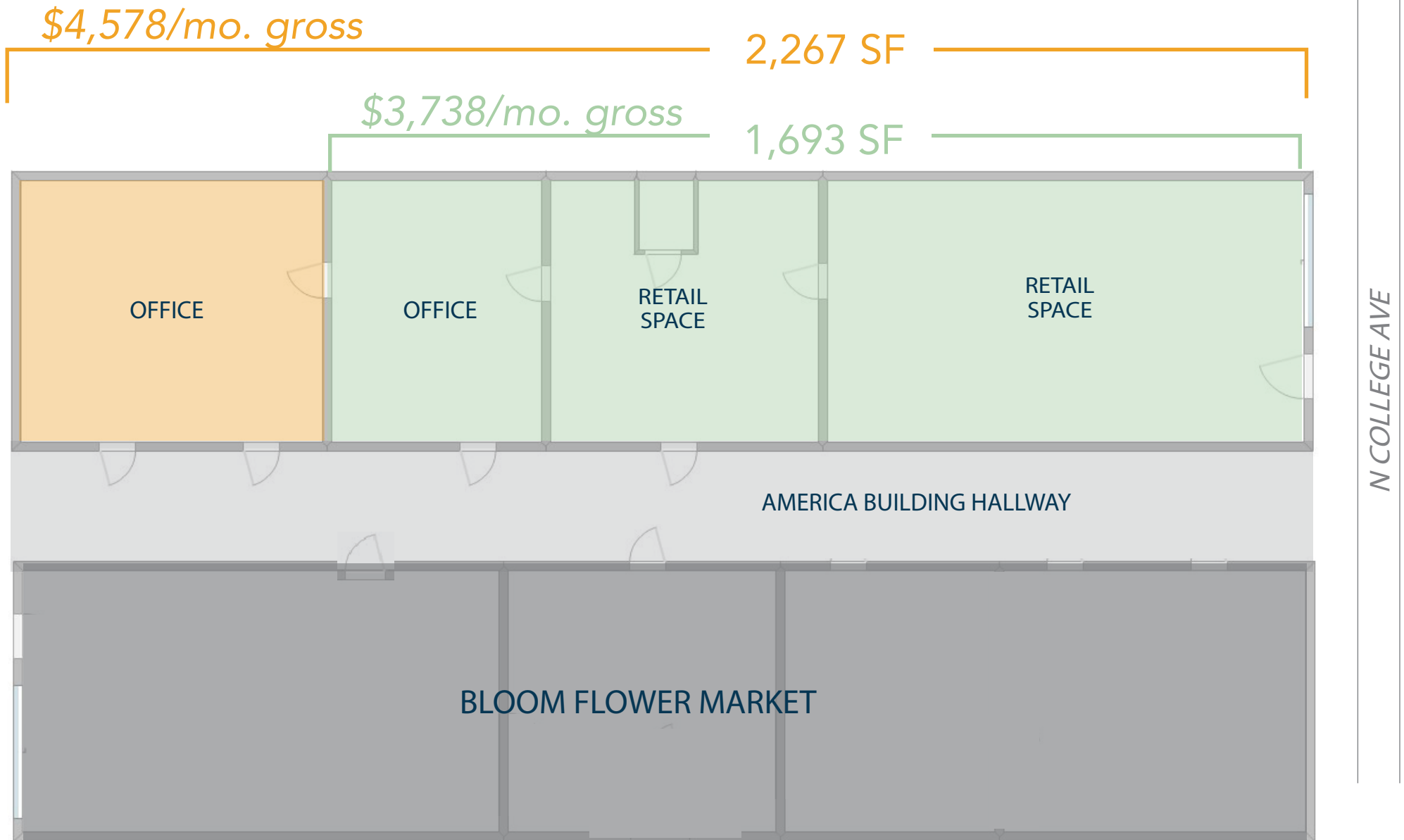
*\*5% annual escalation*

*OLD TOWN FORT COLLINS RETAIL SPACE FRONTING COLLEGE AVENUE*

- High exposure display windows and prominent building signage fronting College Avenue
- Within walking distance to all Old Town Fort Collins amenities
- Space consists of 2 large retail spaces and 2 offices
- Traffic count of 20,388 VPD (CoStar, 2022)



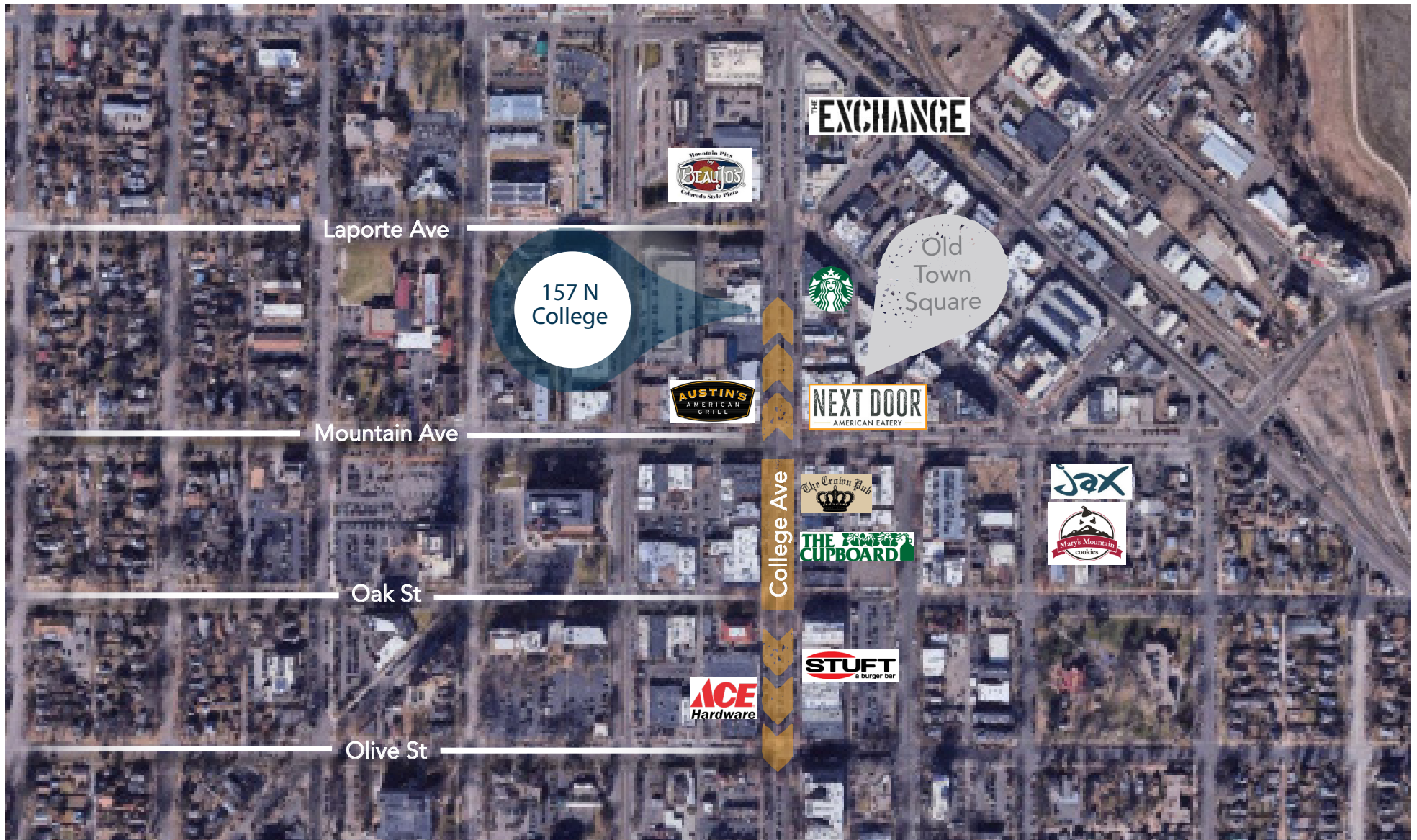
# FLOOR PLAN



# PROPERTY PHOTOS



# AREA MAP



CONTACT: Jake Arnold • 970-294-5331 • [jarnold@waypointRE.com](mailto:jarnold@waypointRE.com)

Nick Norton • 970-213-3116 • [nnorton@waypointRE.com](mailto:nnorton@waypointRE.com)

