



Front Range Village

Fort Collins, CO
Fort Collins (CO)



Nick Freddo
Leasing Representative
(303) 529-0641
nfreddo@kimcorealty.com





DENSITY AERIAL

Nick Freddo

Leasing Representative | (303) 529-0641 | nfreddo@kimcorealty.com



Front Range Village

Fort Collins, CO

www.kimcorealty.com/125440

■ Available ■ Potentially Available ■ Non-Controlled



Nick Freddo

Leasing Representative | (303) 529-0641 | nfreddo@kimcorealty.com



Front Range Village

Fort Collins, CO

www.kimcorealty.com/125440

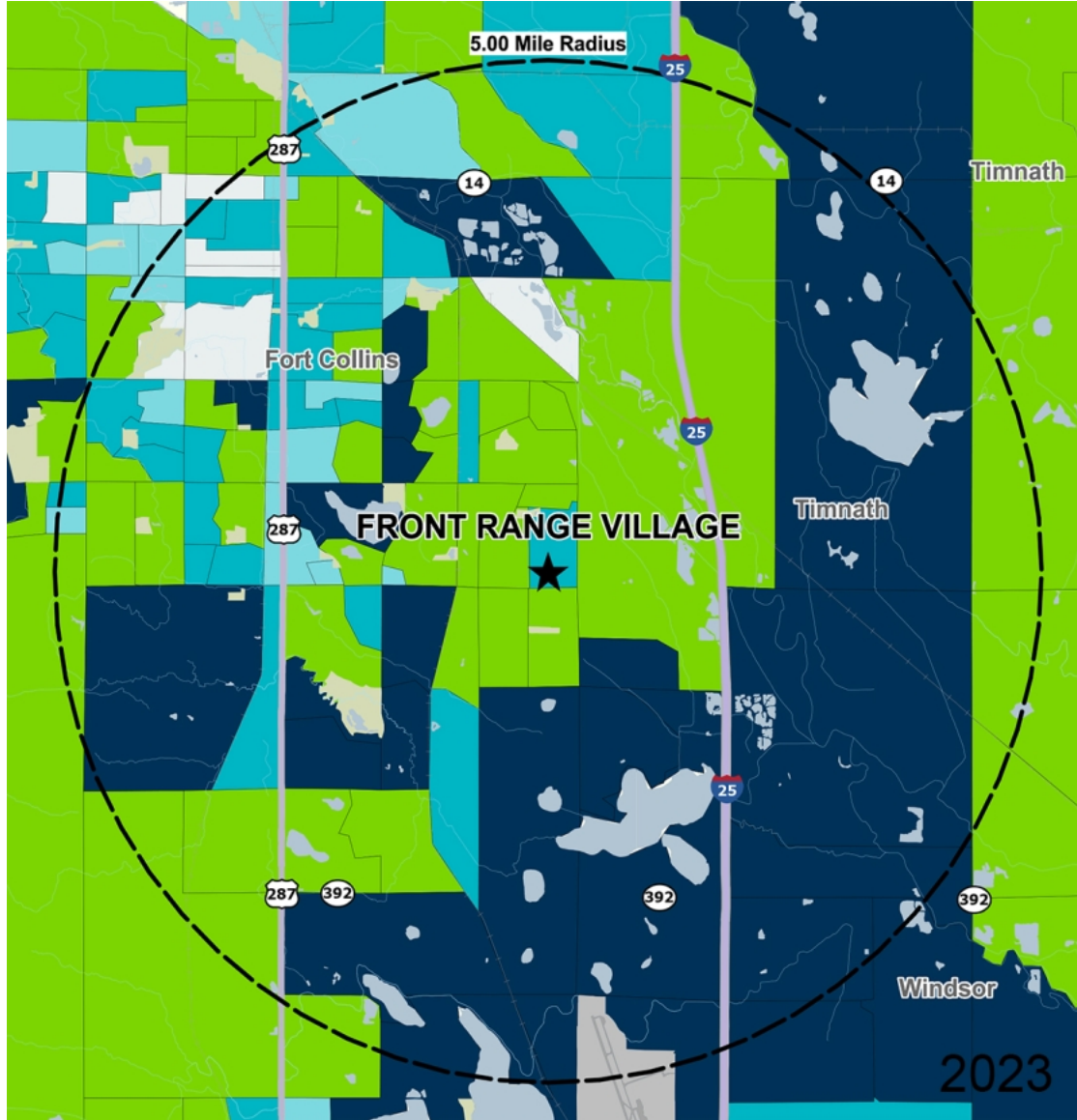
TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
2 Sherwin-Williams	4,999	27 Mary's Mountain Cookies	998	51 Hometown Family Health	1,304	75A Available	3,960
3 Urban Air Adventure Park	64,815	28 First Tech Federal Credit Union	4,436	52 Available	1,298	76 Harris Computer	4,650
4 Pet Supplies Plus	7,297	29 Himalayan Bistro	2,664	53 Red Rocket Web Specialists	1,686	77 Available	4,547
5 Massage Heights	2,865	30 Microsoft	5,150	54 Edward Jones	1,281	78 Five Guys Burgers and Fries	2,800
6 Spice & Tea Exchange	1,396	31 Frenchie's Modern Nail Care	1,267	55 Microsoft	1,379	79 Jimmy Johns Gourmet Sandwiches	1,308
7 Five Below	11,389	32 C3 Real Estate Solutions	2,625	56 Mader Corporation	7,240	80 Smoothie King	1,357
9 Ripple Effect Martial Arts	3,104	33 StretchLab	1,454	57 Dazbog Coffee	1,413	81 Carbon Health	2,787
10 T-Mobile	1,989	34 Microsoft	13,034	58 Foss Yoga Studio & Wellness	2,535	82 Chase Bank	4,195
11 Lash + Company	973	35 Ward Orthodontics	2,599	59 LaVida Massage	2,261	83 Mattress Firm	3,625
12 Pure Barre	1,748	36 Front Range Dental Center	3,188	60 Charles Schwab	2,653	84 AT&T	2,600
13 9Round	1,989	37 Revelation Chiropractic	1,303	61 The Wax Factory	1,211	85 RJ's Wine & Spirits	5,405
14 Zone Athletic Clubs	28,000	38 Victra	1,415	62 Mathnasium	1,868	86 Sola Salon Studios	5,007
15 F45 Training	3,008	39 America's Best Contacts & [...]	3,100	63 Sport Clips	1,277	87 HW Home	7,302
16 GNC	1,205	40 Change Everything	3,100	64 Claire's Boutiques	1,394	88 Suehiro Japanese Restaurant	3,050
17 Great Clips	1,002	41 JB Elliot	2,361	66 Panera Bread	4,492	89 Hawaii Fluid Art	1,546
18 GameStop	1,589	42 Sephora	5,503	67 Bann Thai	2,518	90 DSW Shoe Warehouse	14,488
19 Tip Toe Nails Spa	1,500	43 Qdoba Mexican Grill	3,371	68 Columbia Sportswear	6,140	93 Bank of America	3,850
20 Honolulu Poke Bar	2,105	44 4Ever Young Anti Aging Solutions	2,449	69 Bath & Body Works	3,071	94 Burlington	23,676
21 Sally Beauty Supply	1,591	45 Club Pilates	2,872	70 Available	12,745	95 2nd & Charles	21,424
22 The Cakery	1,091	46 Studio Be Salon	2,474	71 Available	6,820	96 Ulta	10,080
23 Doug's Day Diner	2,787	47 Microsoft	7,051	72 Available	2,752	97 World Market	17,392
24 Café Athens	2,996	48 LunarG	4,589	73 Available	1,893	98 Available	6,008
25 Which Wich	1,600	49 Microsoft	1,732	74 Colorado Insurance Advisors	2,179	99 Sprouts Farmers Market	24,288
26 Nori Maki Bar	1,995	50 Microsoft	1,550	75 Airbus	2,571	100 Staples	20,394

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

Nick Freddo

Leasing Representative | (303) 529-0641 | nfreddo@kimcorealty.com





by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	10,678	63,218	140,125
Daytime Pop	12,569	66,719	181,106
Households	3,862	25,509	55,789
Average HH Income	\$107,138	\$121,911	\$114,186
Median HH Income	\$92,459	\$93,616	\$85,740
Per Capita Income	\$39,318	\$49,896	\$46,056

Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$50K - \$75K
- \$100K - \$150K
- \$0K - \$50K
- \$75K - \$100K



Nick Freddo

Leasing Representative | (303) 529-0641 | nfreddo@kimcorealty.com

Front Range Village

E Harmony Rd. & Ziegler Rd., Fort Collins, CO



Nick Freddo

Leasing Representative

(303) 529-0641

nfreddo@kimcorealty.com