



Front Range Village

Fort Collins, CO

Fort Collins (CO)



Nick Freddo

Leasing Representative

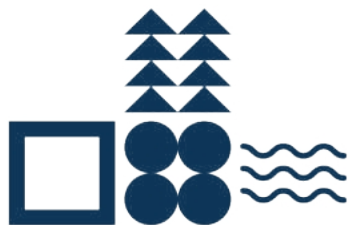
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AERIAL



GROSS LEASABLE AREA (GLA)

503,038 SF

PARKING SPACES

2,014

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DENSITY AERIAL



Property Overview

Front Range Village is a vibrant mixed-use village situated in Fort Collins, Colorado, a fundamentally strong market north of Denver with a strong daytime population. The property features a strong lineup of grocer, fitness, discounters, fashion and shadow anchored by Lowe's and Target. The center is situated just one mile from I-25, the main north-south thoroughfare in the state, and less than 15 minutes from Colorado State University, the market's largest employer with nearly 7,000 employees and 32,000 students. The center is at the intersection of Harmony Road and Ziegler Road which both have high traffic counts.

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Available Potentially Available Non-Controlled



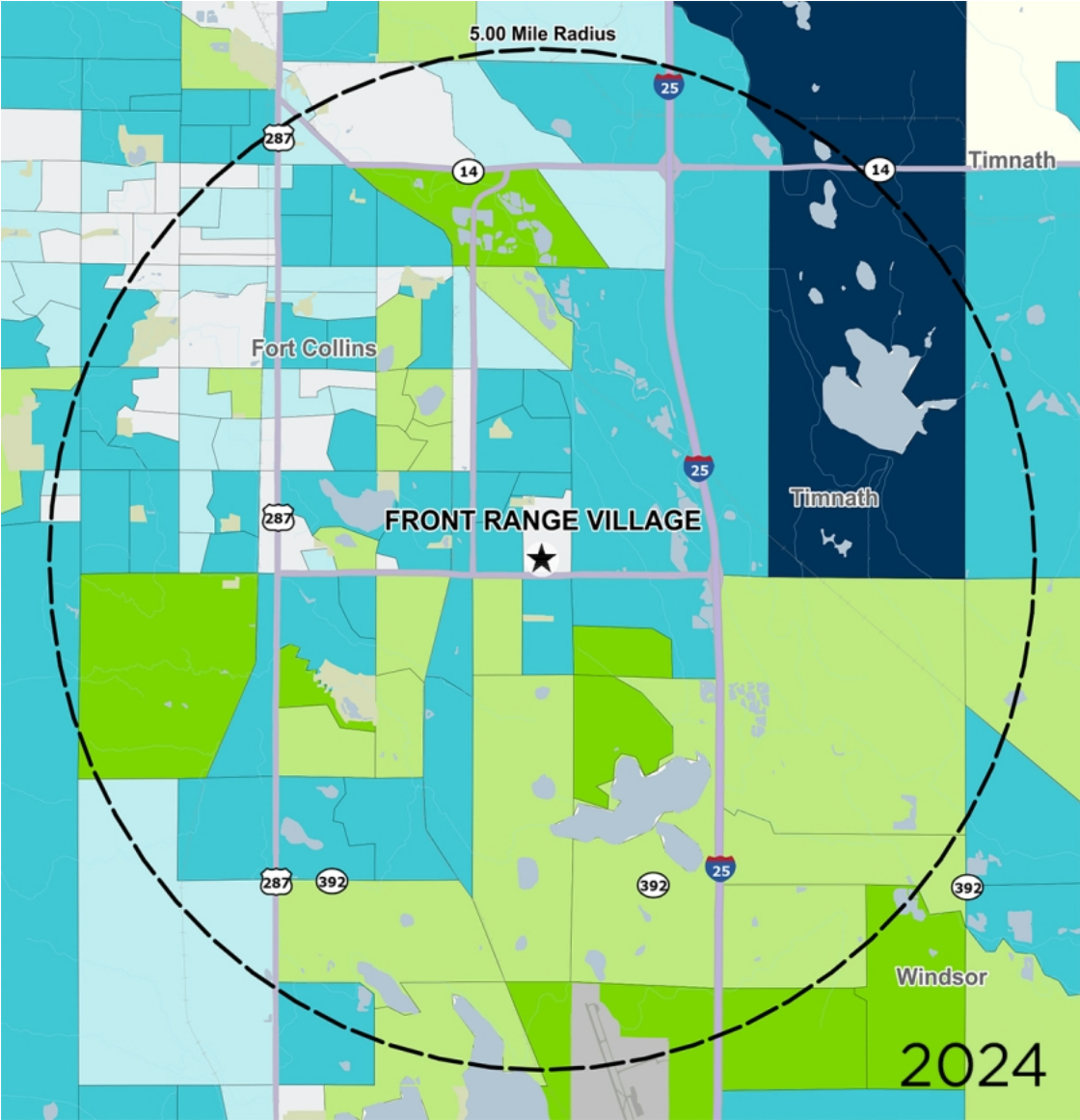
TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT	TENANT	SQ FT
2 Sherwin-Williams	4,999	27 Mary's Mountain Cookies	998	51 Hometown Family Health	1,304	75A Available	3,960
3 Urban Air Adventure Park	64,815	28 First Tech Federal Credit Union	4,436	52 Available	1,298	76 Harris Computer	4,650
4 Pet Supplies Plus	7,297	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 Frenchies NOCO	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 Available	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 Available	1,989	37 Revelation Chiropractic	1,303	61 The Wax Factory	1,211	85 RI's Wine & Spirits	5,405
14 Available	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 Available	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 Eats	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 Western EcoSystems Technology	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 Available	4,589	73 Available	1,893	98 Miniso	6,008
25 Ike's Love & Sandwiches	1,600	49 Microsoft	1,732	74 Available	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.

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by Block Group

Demographics

2024 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	10,205	64,620	151,419
Daytime Pop	17,493	70,487	187,156
Households	4,014	26,570	59,354
Average HH Income	\$119,197	\$136,864	\$129,324
Median HH Income	\$95,695	\$104,279	\$96,379
Per Capita Income	\$46,970	\$56,685	\$51,293

Average Household Income

Popstats, 4Q 2024, Trade Area Systems

- \$300K and up
- \$200K - \$300K
- \$150K - \$200K
- \$100K - \$150K
- \$75K - \$100K
- < \$75K



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



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