

1101 N College Avenue

Fort Collins, CO 80524

Auto Investment Opportunity

Offering Memorandum



Real Estate For Sale | For Lease

MATTHEWS™

Exclusively Listed By

Brayden Conner

Broker of Record

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Broker Lic. No.: ER.100106933 (CO)

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INVESTMENT HIGHLIGHTS

Property Highlights

- **Unmatched Visibility and Strategic Location**

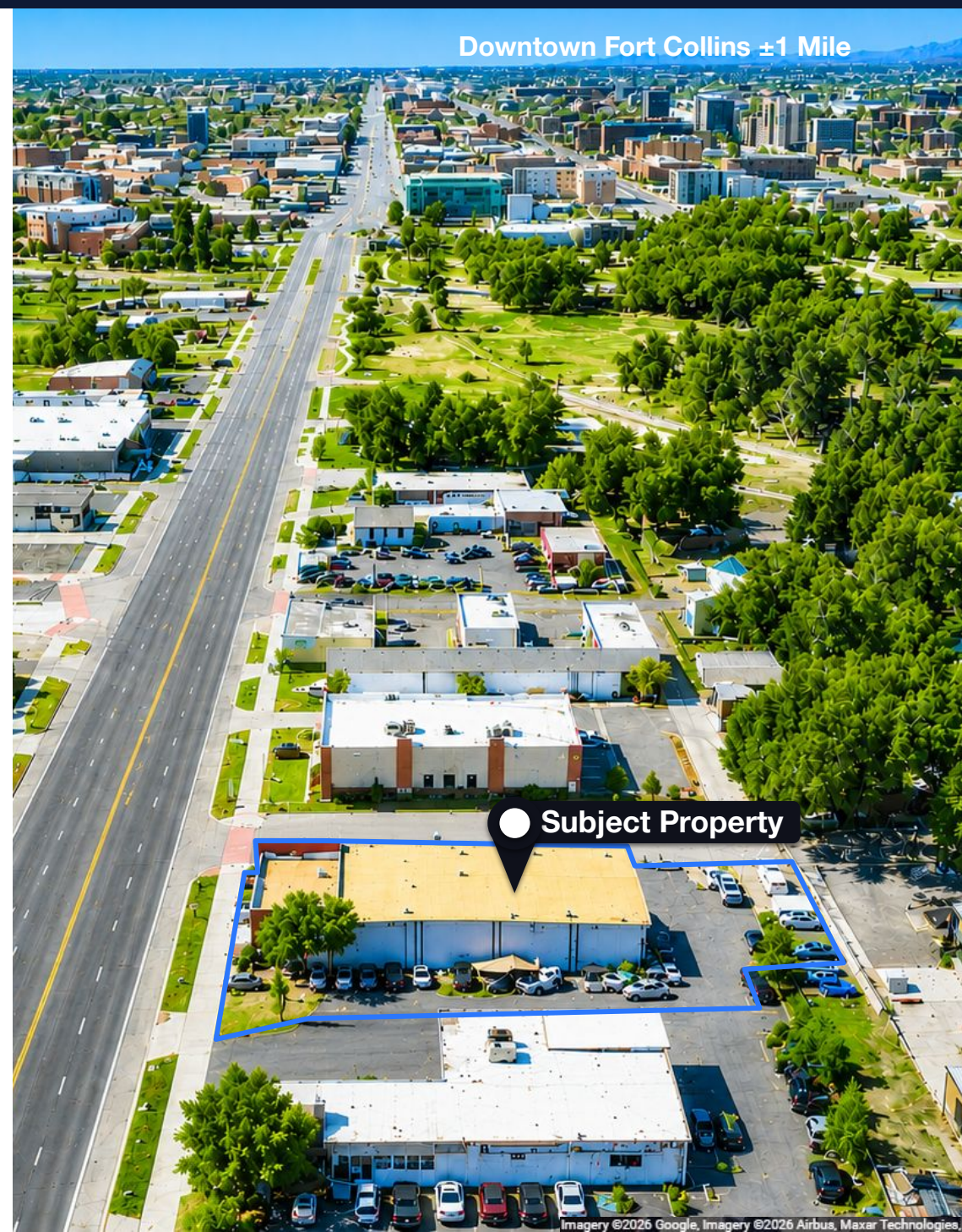
Located directly on North College Avenue (US-287), this property offers an unparalleled branding opportunity for an automotive service provider. As one of Fort Collins' busiest thoroughfares, the site benefits from a massive daily traffic count of approximately 27,000 vehicles. Its strategic position near Old Town and Colorado State University ensures a steady stream of customers, ranging from local residents to the high-density student population. With two dedicated access points serving both northbound and southbound traffic, the site is perfectly situated for easy customer entry and seamless vehicle maneuvering.

- **Zoned and Ready for Specialized Automotive Use**

The parcel is specifically zoned for automotive service, making it a turnkey opportunity for a wide range of specialties including general repair, glass, upholstery, tires, and brakes. Because the supply of automotive-zoned land is heavily constrained along the College Avenue corridor, this location represents a significant competitive advantage. It allows a business owner to establish a foothold in a thriving submarket where new competition faces high barriers to entry, ensuring long-term relevance and consistent demand.

- **Streamlined Setup and Reduced Overhead**

One of the most valuable aspects of this property is the existing infrastructure and land-use favorability. Since the site has a history of supporting automotive-type businesses, the necessary utilities and zoning requirements are already aligned for shop operations. This drastically reduces the typical "red tape" associated with specialized permits and build-outs, allowing a tenant to save on upfront costs and significantly shorten the timeline to becoming fully operational. The surrounding mix of commercial and service-oriented neighbors further reinforces the site's suitability for a high-volume auto repair shop.





 Northfield by Dream Finders Homes

 The Outpost Fort Collins
±3231 Units

Walmart
Supercenter

 Crowne at Old Town North
±304 Units

JAX

**Auto
Zone**

**FRIESEN'S
AUTO CENTER**

**O'Reilly
AUTO PARTS**

**GLACIER
FORT COLLINS**
**ICE CREAM
& GELATO**
HOME MADE

50 YEARS
**Western Materials Handling
& Equipment Ltd.**


RIDGELINE AUTOMOTIVE
Subject Property

Retail Opportunity
Available Separately


**UNDERWATER
WONDERS**

N College Ave ± 27,000 VPD

E Suniga Rd





RIDGELINE AUTOMOTIVE

Hemlock St

N College Ave ± 27,000 VPD

1101 N College Ave
Fort Collins, CO 80524

\$1,500,000
Real Estate Price

\$16 PSF
Asking Lease Rate



±11,990 SF
GLA

±0.47 AC
Lot Size

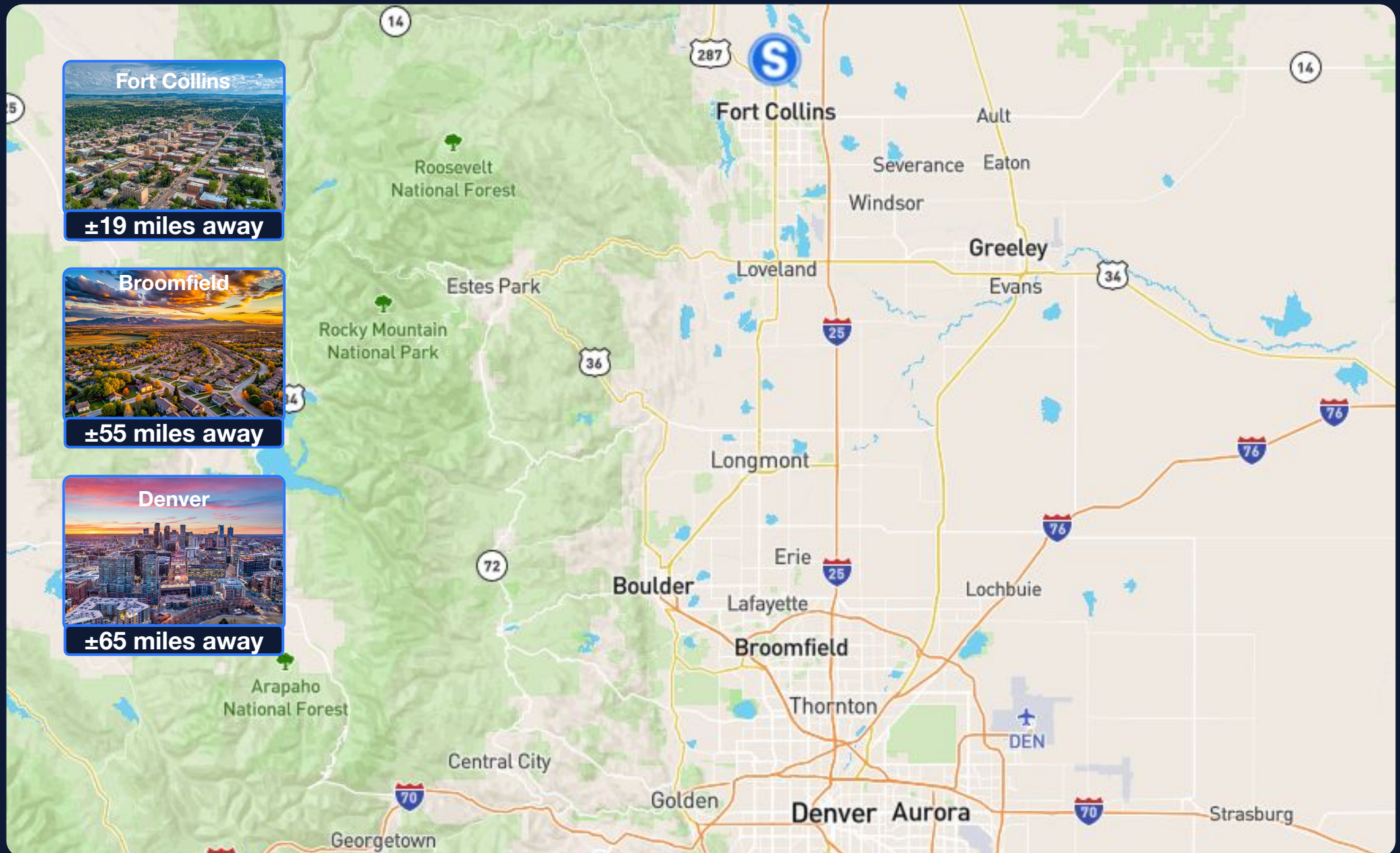
10
Parking Spaces

\$125.10
Price Per SF

1984
Year Renovated

MARKET OVERVIEW

1101 N College Ave
Fort Collins, CO 80524



FORT COLLINS, CO

#4 Best Places To Live in the U.S

230,951

Total Population

96,985

Employed Population

\$132,107

Median HH Income

59.9%

% Bachelor's Degree



Local Market Overview

Fort Collins, Colorado has developed into a stable and steadily growing local market, driven by a diverse economy, a highly educated population, and strong quality-of-life appeal. The city serves as the economic center of Northern Colorado, with key industries including education, healthcare, professional services, and technology. Colorado State University plays a major role in supporting employment, research activity, and consumer demand, while also contributing to a younger and well-educated demographic profile. Unemployment remains relatively low and household incomes are solid, which helps sustain consistent economic activity across sectors.

Retail in Fort Collins is supported by a combination of local residents, student spending, and regional draw from surrounding communities. The city features a mix of national retailers and a strong presence of local businesses, particularly in areas like Old Town, which serves as a central shopping, dining, and entertainment district.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	69,553	134,142	227,295
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	28,569	56,286	95,985
Current Year Estimate	27,318	54,938	91,384
2020 Census	26,714	54,896	87,584
Growth Current Year-Five-Year	4.58%	2.46%	5.03%
Growth 2020-Current Year	2.26%	0.08%	4.34%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$105,552	\$113,798	\$135,507



Economy

Fort Collins, Colorado has a strong and steadily growing economy supported by a diverse mix of industries, including technology, manufacturing, education, healthcare, and agriculture. One of the city's largest economic drivers is Colorado State University, which brings research funding, employment opportunities, and a highly educated workforce to the area. Fort Collins is also home to several technology and clean-energy companies, helping establish the city as an important center for innovation in northern Colorado. The local economy benefits from low unemployment rates, a high quality of life, and a business-friendly environment that attracts both entrepreneurs and larger corporations. In addition, tourism and the craft brewing industry contribute significantly to the economy, as visitors are drawn to the city's outdoor recreation, cultural events, and nationally recognized breweries.



Attractions

Fort Collins is widely known for its natural beauty, outdoor activities, and vibrant cultural attractions. One of the city's most popular destinations is Horsetooth Reservoir, where people enjoy boating, hiking, fishing, paddleboarding, and camping throughout the year. The nearby Cache la Poudre River, Colorado's only designated National Wild and Scenic River, offers opportunities for rafting, kayaking, and scenic drives through the mountains. The historic Old Town district serves as the cultural heart of the city, featuring charming architecture, local boutiques, art galleries, restaurants, and live entertainment venues. Fort Collins is also famous for its thriving craft beer scene, with dozens of breweries that attract tourists from across the country. Throughout the year, the city hosts festivals, farmers markets, concerts, and community events that create a lively and welcoming atmosphere for both residents and visitors.

University Overview

Colorado State University serves as a major economic, educational, and cultural anchor for Fort Collins and the broader Northern Colorado region. Founded in 1870, the university enrolls more than 30,000 students and is nationally recognized for its research programs in engineering, veterinary medicine, atmospheric science, agriculture, and sustainability.

CSU contributes significantly to the local economy through research funding, employment, innovation partnerships, and student-driven consumer activity. The university's research initiatives and technology transfer programs help support startup formation and collaboration with private industry, reinforcing Fort Collins' reputation as a center for innovation and workforce development. In addition to its academic influence, Colorado State University enhances the community through Division I athletics, performing arts, cultural events, and a steady pipeline of highly educated graduates entering the regional workforce.

Colorado State University



'Top 90% College Campus'
In America

Source: Colorado State University Admissions

Campus Expansion ±1.5 Miles South

Ongoing development of new academic buildings and student housing on the CSU campus, particularly on the northern edge. This expansion brings a steady influx of students, faculty, and staff, providing a strong demographic for retail consumption.

Source: Colorado State University Facilities Management

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1101 N College Ave, Fort Collins, CO, 80524 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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