

Vacant Advance Auto Parts

1023 N College Ave | Fort Collins, CO 80524

Retail
Investment Opportunity
Offering Memorandum



MATTHEWS™

Exclusively Listed By

Brayden Connor

Broker of Record

(720) 780-5827

Email: brayden.conner@matthews.com

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

Firm Lic. No.: EC.100099522 (CO)

MATTHEWS™





Table of Contents

- 01 Property Overview
- 02 Market Overview

Property Overview

Vacant Advance Auto Parts
1023 N College Ave Fort Collins, CO 80524



Executive Summary

The Opportunity

Matthews™ is pleased to present 1023 North College Avenue, a high-visibility commercial property located along one of Fort Collins' most heavily trafficked corridors. Positioned on North College Avenue (US-287), the property benefits from exceptional exposure to approximately ±27,000 vehicles per day. With two points of ingress and egress, the site allows seamless access from both northbound and southbound traffic.

Located just minutes from Old Town Fort Collins and Colorado State University, the property draws on strong regional demand from a vibrant mix of students, residents, and tourists. The surrounding corridor features a diverse blend of commercial, service, and light industrial uses, contributing to strong fundamentals and long-term tenant appeal.

The building's open layout, high ceilings, and warehouse-style design make it an ideal fit for a wide range of potential tenants, including outdoor equipment retailers, e-bike shops, CrossFit gyms, and liquidation outlets. The flexible configuration is particularly well-suited to recreational and service-based uses that require durable flooring and expansive interior volume. Zoning under the Community Commercial – North College District (CCN) allows for a variety of moderate-intensity commercial uses, significantly reducing permitting friction for incoming tenants.

This offering presents a rare opportunity to acquire a well-located, adaptable asset in a high-demand Fort Collins corridor. The combination of visibility, traffic volume, and zoning flexibility makes 1023 North College Avenue a strategic addition to any commercial real estate portfolio.



Investment Highlights

Property Highlights

High-Traffic Corridor with Exceptional Visibility

- Strategically positioned along North College Avenue (US 287), one of Fort Collins' primary arterial routes, the property benefits from daily traffic volumes of approximately $\pm 27,000$ vehicles. Its proximity to both Old Town Fort Collins and Colorado State University enhances exposure to dense pedestrian and vehicular traffic, bolstering visibility for a wide range of tenants. The site offers dual access points, accommodating both northbound and southbound traffic.

Versatile Layout Suited for Multiple Use Types

- The building's flexible, open-plan design and warehouse-style features—such as high ceilings and durable flooring—make it well-suited for a diverse mix of uses. Potential tenant categories include outdoor recreation retailers (e.g., bikes, e-bikes, kayaks, camping gear, ski equipment), value-driven outlets (e.g., secondhand, liquidation, bulk goods), and active-use operators such as CrossFit gyms, MMA studios, or functional fitness spaces.

Favorable Zoning and Streamlined Permitting Path

- The property's existing zoning and utility infrastructure, historically accommodating automotive-related uses, is conducive to a range of commercial or service-oriented tenants. This positioning minimizes entitlement risk and may reduce permitting timelines and tenant improvement costs. The surrounding corridor is characterized by mixed-use, service commercial, and light industrial occupancies, suggesting additional flexibility for future use scenarios.





 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


**UNDERWATER
WONDERS**

N College Ave ± 27,000 VPD



Subject Property 

1023 N College Ave
Fort Collins, CO 80524

\$1,700,000

List Price

\$245.81

Price Per SF

\$16 PSF NNN

Lease Rate

±6,916 SF

GLA

±0.58 AC

Lot Size



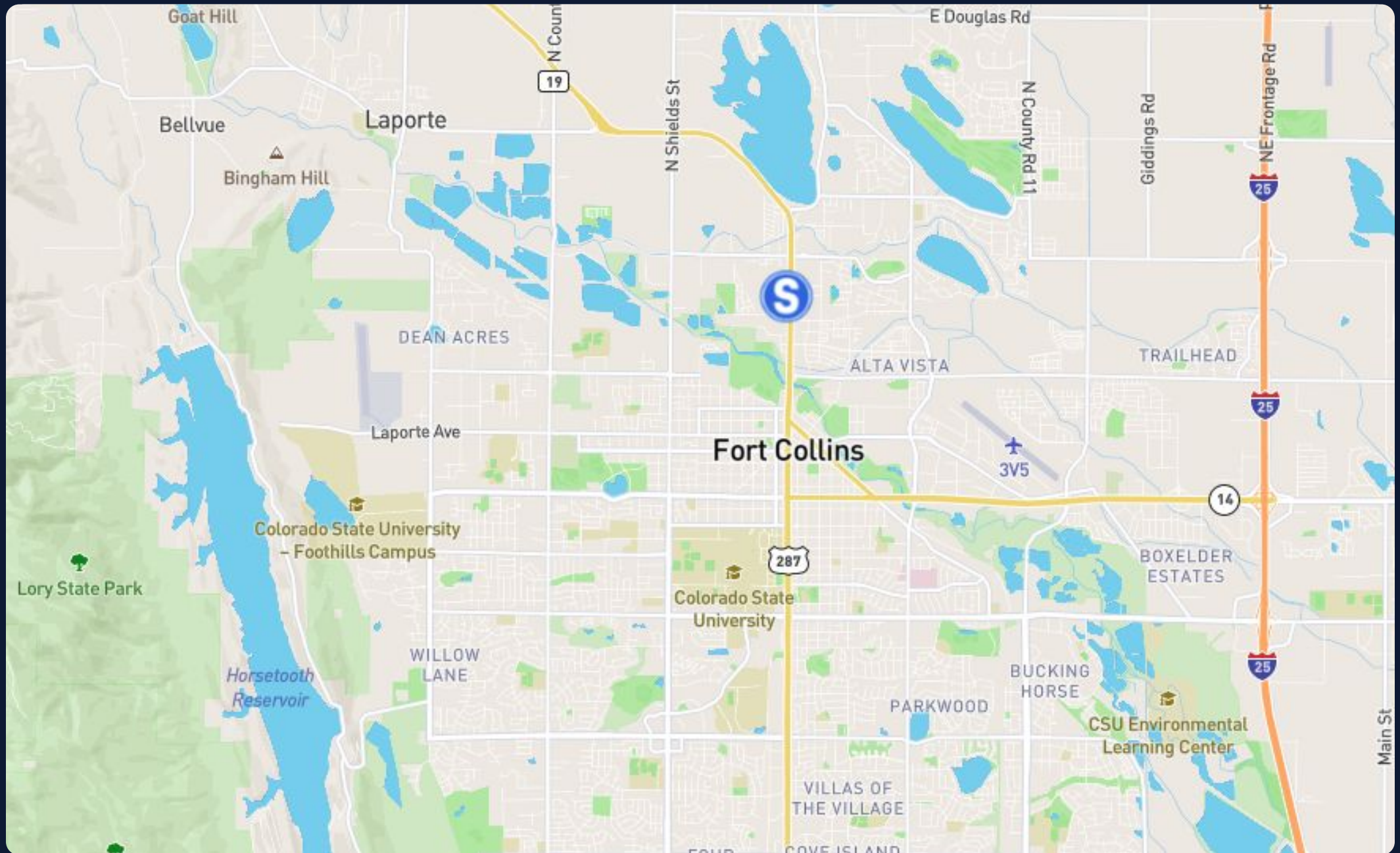
*GLA and Lot Size to be verified by an updated survey.

Property Photos



Market Overview

Vacant Advance Auto Parts
1023 N College Ave Fort Collins, CO 80524



Fort Collins, CO

Market Demographics



230,951
Total Population

\$132,107
Median HH Income

90,120
of Households

52.1%
Homeownership Rate

96,985
Employed Population

59.9%
% Bachelor's Degree

30.6
Median Age

\$548,400
Median Property Value

Local Market Overview

Fort Collins, located in northern Colorado, continues to experience strong demographic and economic growth, making it an attractive market for multifamily investment. The city has seen consistent population increases, supported by a thriving university presence and a robust job market. Fort Collins benefits from a well-educated workforce, a high quality of life, and proximity to both the Denver metro area and Rocky Mountain recreational areas. Major thoroughfares such as I-25 and U.S. Route 287 provide strong connectivity and visibility for retail and residential developments alike.

The median household income in Fort Collins exceeds the national average, supported by employment in sectors such as technology, education, and healthcare. Traffic counts along major corridors like Harmony Road and College Avenue indicate strong local mobility and economic activity. With ongoing in-migration, low unemployment, and a commitment to sustainable growth, Fort Collins remains a competitive and resilient multifamily housing market.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	71,229	136,645	230,951
Current Year Estimate	70,558	137,005	227,361
2020 Census	69,012	135,620	222,960
Growth Current Year-Five-Year	0.95%	-0.26%	1.58%
Growth 2020-Current Year	2.24%	1.02%	1.97%
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	28,942	57,712	95,559
Current Year Estimate	27,353	55,316	90,120
2020 Census	26,980	55,195	87,789
Growth Current Year-Five-Year	5.81%	4.33%	6.03%
Growth 2020-Current Year	1.38%	0.22%	2.66%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$102,360	\$110,596	\$132,107

Economic Drivers

Innovation, Education, and Quality of Life Drive Fort Collins' Economic Growth.

Positioned Along the Front Range Corridor with Access to Denver, Boulder, and Cheyenne.

Economic Drivers

Fort Collins is a Northern Colorado economic engine anchored by Colorado State University, advanced manufacturing, and clean energy innovation. The city's economic ecosystem benefits from a highly educated workforce, robust entrepreneurial activity, and coordinated investment in infrastructure and sustainability. Home to several Fortune 500 operations and research institutions, Fort Collins continues to attract companies and talent across high-growth sectors.

Primary Industries

- Higher Education & Research
- Clean Energy & Sustainability
- Advanced Manufacturing
- Software & Technology Services

Top Employers

- Colorado State University
- UCHealth Poudre Valley Hospital
- Broadcom Inc.
- Woodward, Inc.

Recent Developments

- Northfield at Mountain Vista – 1,200-unit mixed-use community underway
- Foothills Mall Redevelopment – \$300M retail and lifestyle revitalization
- MAX Bus Rapid Transit Expansion – Enhancing regional commuter connectivity
- CSU Spur Campus – Ag-tech and water innovation center

\$24.3B+

Regional Gross Domestic Product

±65 Miles

Distance to Downtown Denver, Colorado



Denver, CO MSA

MATTHEWS™

Exclusively Listed By

Brayden Connor | Broker of Record | (720) 780-5827 | Email: brayden.conner@matthews.com | Broker Lic. No.: ER.100106933 (CO) | Firm Lic. No.: EC.100099522 (CO)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1023 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 Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™. 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.

Matthews Real Estate Investment Service™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™., the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™. 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 Real Estate Investment Services™. 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.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.