

PRIME MIXED-USE RETAIL SPACE FOR LEASE

PROSPECT RIDGE: MIXED-USE RETAIL

NEC I-25 & PROSPECT ROAD, FORT COLLINS, CO 80525



Northeast Perspective

PROPERTY FEATURES

- 1,000 - 8,476 SF of New Construction Ground Floor Retail & Restaurant Space for Lease
- Ample On-site Cross Easement Parking
- Retail Located on First Level Below 48 Residential Units
- Located in New Prospect Ridge Mixed-Use Community, City of Fort Collins' Newest Gateway Project
- Newly Constructed Prospect Interchange at I-25
- Positioned East of Fort Collins & CSU with Excellent Access and Visibility to / from I-25
- Signalized Intersection at Prospect Rd. & Carriage Rd.
- Surrounded by Multiple New Developments and Adjacent to Timnath Middle-High School & Stadium

PROPERTY DETAILS

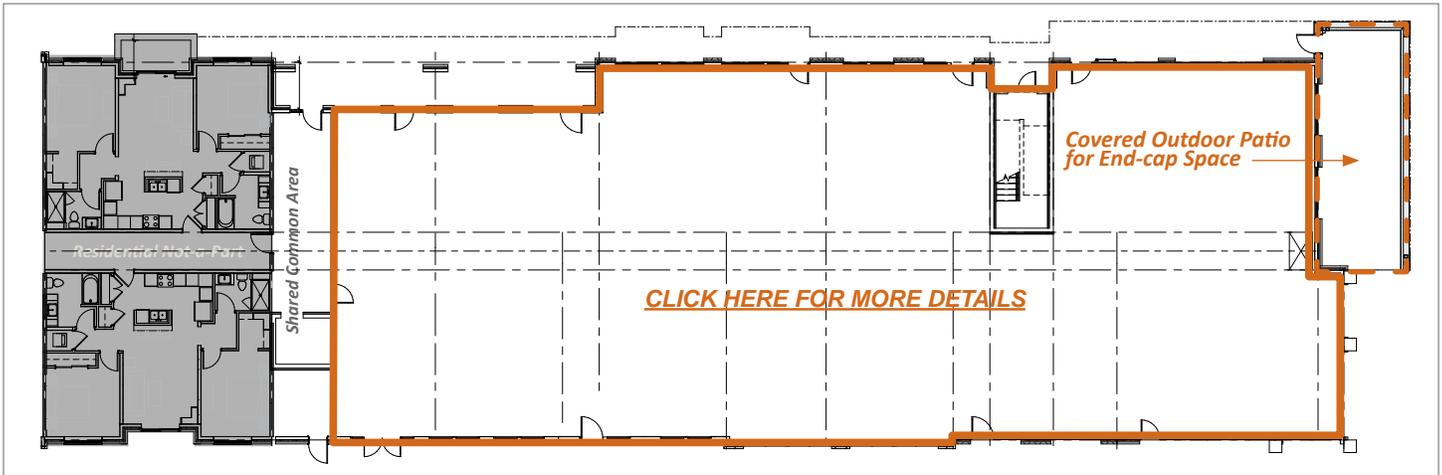
FOR LEASE	1,000 - 8,476 SF
LEASE RATE	\$40.00 / SF NNN
NNN / CAM RATE	TBD
TENANT FINISH	Negotiable
AVAILABLE	Q4-2026
PARKING RATIO	Ample, Cross Easement
ZONING	Commercial (Planned Development)
CITY / COUNTY	Fort Collins / Larimer

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BUILDING PLAN - FIRST FLOOR: RETAIL



SITE LOCATION & STATISTICS



TRAFFIC DATA

Vehicles Per Day (VPD)

Approx. 43,000 VPD on I-25 & E. Mulberry St.
Approx. 61,000 VPD on I-25 & E. Prospect Rd.
Approx. 70,000 VPD on I-25 & E. Harmony Rd.

DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	7,868	\$132,567	\$564,132
5 Mile	123,726	\$111,139	\$531,392
10 Mile	311,652	\$110,406	\$492,384

FORT COLLINS ECONOMIC PULSE

- Website with Hyperlink:**
- [Fort Collins Chamber of Commerce](#)
 - [NoCo Regional Economic Development Initiative](#)
 - [Fort Collins Economic Health Office](#)



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