

The Quarry

1775 Ashlar Dr., Fort Collins, Colorado, 80526

BROKERAGE DISCLOSURE



TRAFFIC COUNTS

- W. Prospect Rd. E/O S. Shields St.: 19,252 VPD
- S. Shields St. S/O W. Prospect Rd.: 25,993 VPD
- W. Prospect Rd. W/O S. Shields St.: 20,006 VPD
- S. Shields St. N/O W. Prospect Rd.: 29,021 VPD

MPSI 2022 Estimates

Colliers

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Just South of
Shields & Prospect



GROUND FLOOR RETAIL SPACE FOR LEASE

HIGHLIGHTS

- Ground floor retail space in a 319-unit Class A multifamily community
- **Walking distance to Colorado State University campus (over 32,000 students enrolled)**
- On-site parking for retail
- Available Now; Shell Condition



5,000 SF Available Now
Contact Broker for rates & NNN's

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SITE PLAN



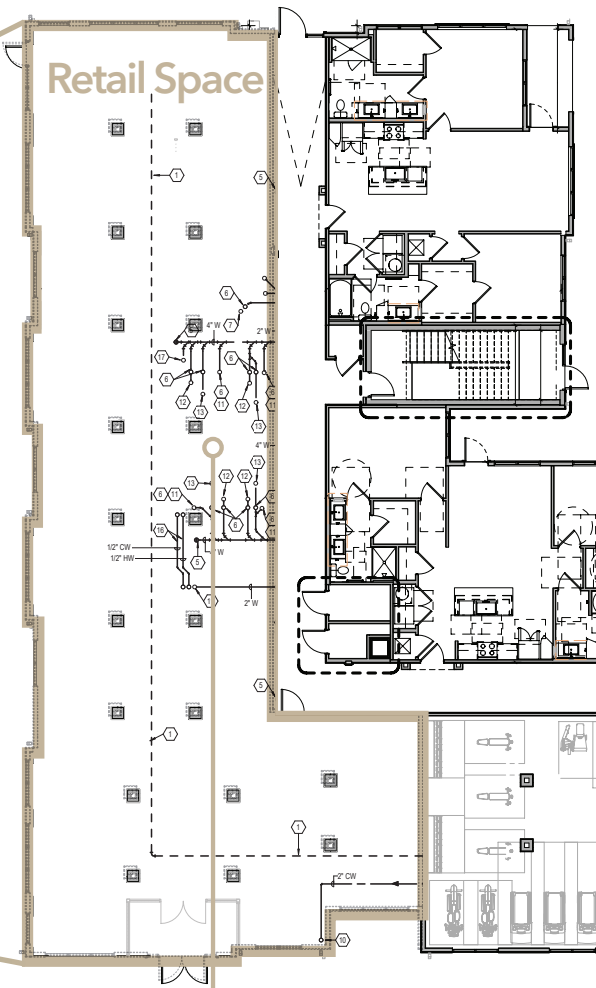
DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	22,159	109,330	163,599
Total Daytime Population	30,777	124,310	185,204
Average Household Income	\$66,880	\$100,304	\$111,237
Total Households	7,042	44,995	67,140

ESRI 2024 Estimates



FLOOR PLAN



PLUMBING
INFRASTRUCTURE
IN PLACE

POTENTIAL
PATIO
SPACE

CONCEPTUAL ONLY — EXAMPLE LAYOUT

1,500-5,000 SF

