



Fort Collins Retail

Nestled against the Rocky Mountain foothills, alongside the banks of the Cache La Poudre River, lies the city of Fort Collins. As home to Colorado State University, Fort Collins established itself as the retail, banking and healthcare center for Northern Colorado, southern Wyoming, and southwestern Nebraska.

Fort Collins Facts

2009 Population	137,200
2009 Avg Annual Population Growth Rate	1.4%
2005 Estimated Regional Population	561,372
Projected 2020 Regional Population	726,575
2009 Area (sq mi)	53.4
2008 Median Age	30.1
2008 Average Household Income	\$75,100
2008 Households Earning <\$75,000	38.7%
Avg Single-family Home Price 2007	\$251,081
Owner-occupied units	63.1%
Renter-occupied units	36.9%

Harmony Corridor

The Harmony Corridor acts as the southern gateway to Fort Collins from Interstate 25, and provides the premier location for the fastest growing industries in the region. The corridor extends 5 miles from Interstate 25 to College Avenue (US Highway 287). Special architectural and landscaping guidelines preserve the key features of the corridor, which include the Poudre River, natural areas, and spectacular view of the Rocky Mountains. Close proximity to quality neighborhoods, golf courses, hiking trails, schools and cultural facilities, make the corridor the most attractive business center in northern Colorado. Existing shopping centers and opportunities for new ones attract interest from both national chains and local, unique businesses.

OPPORTUNITIES

- Recently improved interchange at Harmony and Interstate 25
- Regional employment center, home to HP, Avago, Intel, Poudre Valley Health Systems and LSI Logic
- Enhanced, multi-modal travel corridor with 20,000 average daily trips
- High traffic volumes from 43,000 to 66,000 average daily trips
- Large, fully-serviced lots available

EXISTING CENTERS

Available retail space at Harmony Market, Harmony Village, Harmony School Shops, and Front Range Village.

UNDER DEVELOPMENT

Future retail space at the Presidio and Riverwalk projects.

VISION

- Major mixed-use corridor
- Serving local and regional markets
- Commercial centers focused at key intersections
- High quality design



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Fort Collins Growth Management Area



potential mixed-use gateway (under review)

Strauss Cabin Road

mixed-use

The Prsidio

Intel

Ziegler Rd

Hewlett-Packard
ADT: 43,226

Lowes
Super Target
Toys R Us
Babies R Us
Front Range Village

Harmony Road

Harmony School Shops
Peds at Harmony

Poudre Valley Hospital
Harmony Campus

Timberline Rd

Harmony Village
Clemark

ADT: 65,832

Safeway

Oakridge Office Park

Lemay Ave

ADT: 55,821

Harmony Market
Kohls
Sam's Club

Harmony Road

Horsetooth Road

Kechter Road

Foothills Mall

Harmony Centre





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North College Corridor

The 500+ acre North College Corridor holds unique opportunities and in 2004, the Fort Collins Urban Renewal Authority developed an urban renewal plan for the area. The plan spans the 1.6 mile stretch from the historic downtown and Poudre River to the north. The area includes over 100 acres of vacant land for infill development as well as multiple opportunities for redevelopment. The North College Marketplace anchored by a new grocery store/discount department store hybrid King Soopers Marketplace will anchor the resurgence of the corridor. Located at the northern end of the corridor the project will include approximately 150,000 square feet of new retail development.



OPPORTUNITIES

- Recent removal of floodplain should spur decades of future improvement
- \$4 million North College street improvement project (Vine to Conifer) includes sidewalk enhancement, bike lanes, and streetscape
- A cluster of outdoor gear and recreation-oriented retail with opportunities to expand
- Strong neighborhood draw for convenience-oriented goods, specialty retail, and dining opportunities
- Active and supportive business community led by the North Fort Collins Business Association

VISION

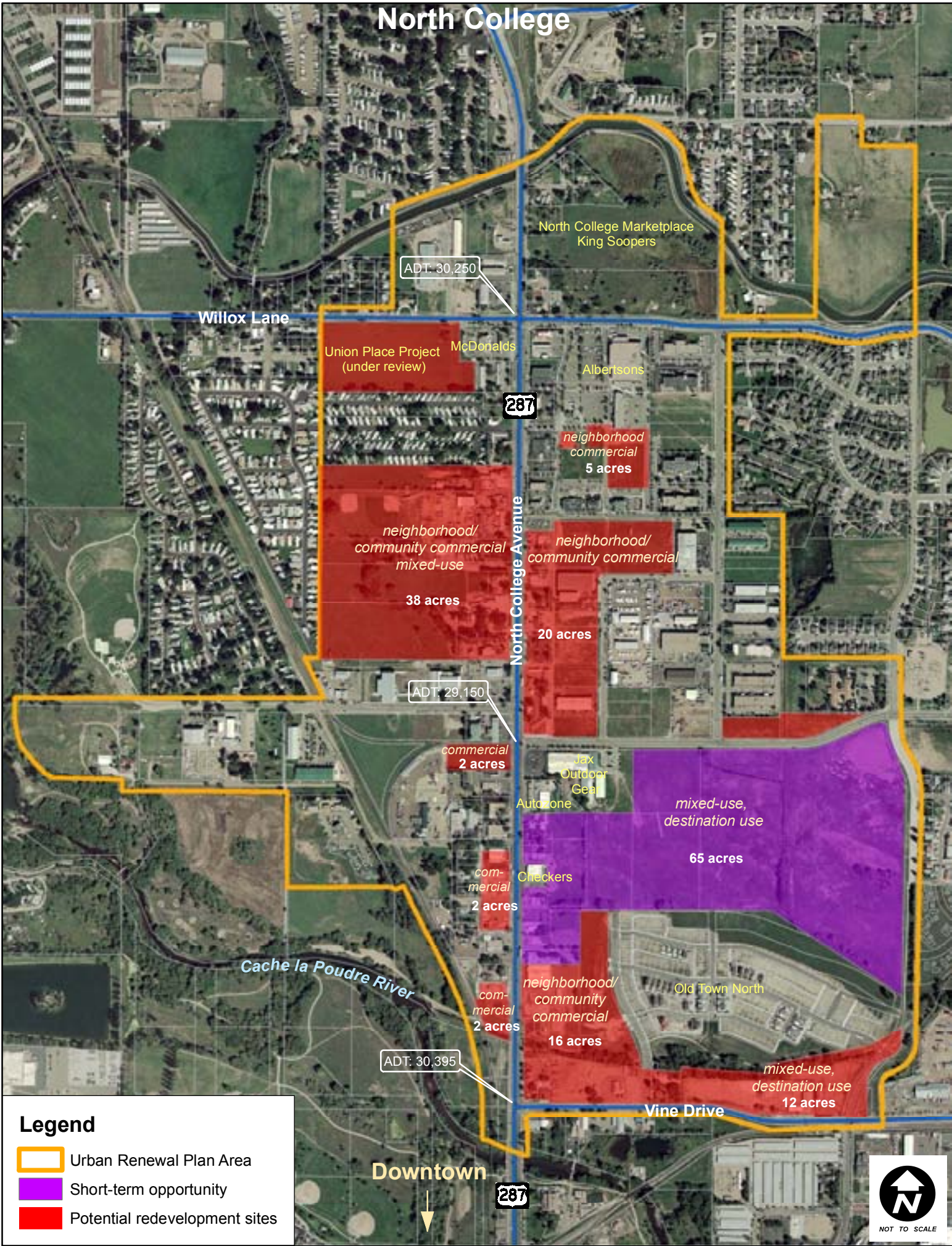
- Enhance public infrastructure to spur redevelopment
- Complement Historic Downtown and river with the area's unique character
- Encourage small specialty retail with a few larger retail anchors
- Add residential: Old Town North under construction, Phase 1 completed
- Capitalize on Poudre River as a theme (recreation-related businesses, building materials, landscape, signage)



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North College





Corridor

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The I-25 Corridor is a 10+ mile area stretching along the eastern edge of Fort Collins. It contains four full-movement interchanges, and over 750 acres of "greenfield" development opportunity. The corridor is anchored to by the Anheuser-Busch Brewery on the north and the Fort Collins-Loveland Airport on the south. The area provides opportunities for a variety of development including residential, office, manufacturing and retail shopping centers and excellent access to regional markets. Nearby new residential development and access to Denver International Airport has made the I-25 Corridor a much sought out venue for new mixed-use development.

OPPORTUNITIES

- New development at the interstate interchanges
- Acres! Acres!

Exit 269 (Hwy 14/E Mulberry Rd)	50
Exit 268 (Prospect Road)	
- NE quadrant	30
- SE quadrant	80
- SW quadrant	25
- NW quadrant	35
Exit 265 (Harmony Rd)	320
Exit 262 (Carpenter Rd/CO Hwy 392)	225
Total acres of undeveloped commercial zoning	765
- Studies underway to identify interchange improvement funding options including the I-25/SH392 Interchange Improvement Plan and CDOT's Northern Colorado I-25 Corridor Environmental Assessment
- City and landowners are joined to resolve infrastructure problems
- I-25 Corridor has been referred to by some as the "Northern Colorado Main Street"

VISION

- Well designed mixed-use, transit corridor.
- Commercial/retail concentrated in activity centers at interstate interchanges
- Employment districts located between commercial/retail activity centers
- Preservation of open space, the Poudre River corridor, view corridors
- Well integrated residential uses
- Well balanced and safe transportation network



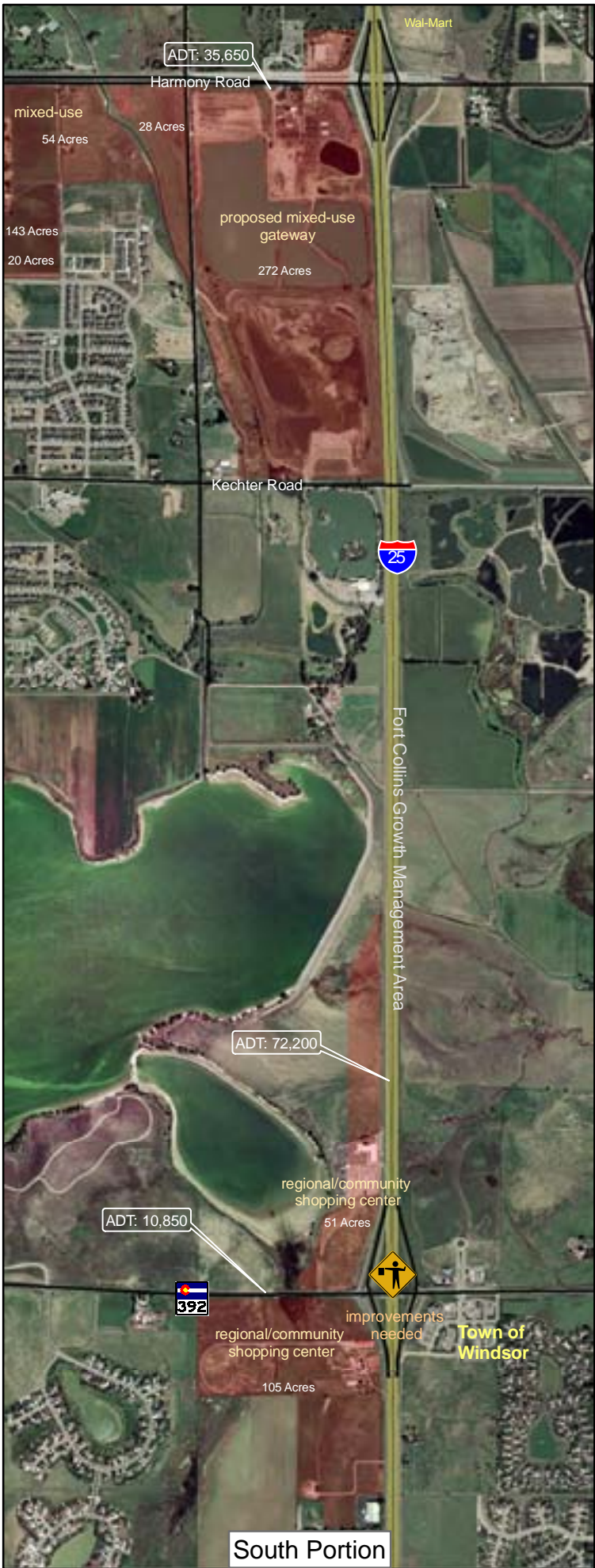
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I-25 Corridor



North Portion



South Portion



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Mason Corridor & SOUTH COLLEGE AVENUE

The Mason/College Avenue Corridor is all about quality of life, economic development and improved transportation. Most residents refer to this area as "Main Street." The 3+ mile stretch, designated as a State Highway, developed over the past 40+ years. It's home to various shopping centers, auto dealerships, offices, and freestanding retail buildings, with the Foothills Mall (GGP, owner) its major anchor. Nearly 60% of all Fort Collins jobs are located within one-mile of this corridor. The City is well underway in transforming this area by the construction of MAX or Mason Express, Fort Collins' first Bus Rapid Transit System. The anticipated redevelopment will generate significant new retail sales opportunities for years to come. For more info on the Mason Corridor, visit fcgov.com/masoncorridor.

OPPORTUNITIES

- Regional and community scale retail and services
- Available small and large retail space in various shopping centers
- College Avenue is a 6-lane major arterial, 60-70,000 ADT
- Potential redevelopment of multiple sites, see aerial on back

VISION

- Zoned for the full range of retail shopping
- Incremental upgrades to buildings, parking lots, access, landscaping, etc., as life cycles end and redevelopment occurs
- Existing retail character
- Community and regional retail, including the Foothills Mall and The Square



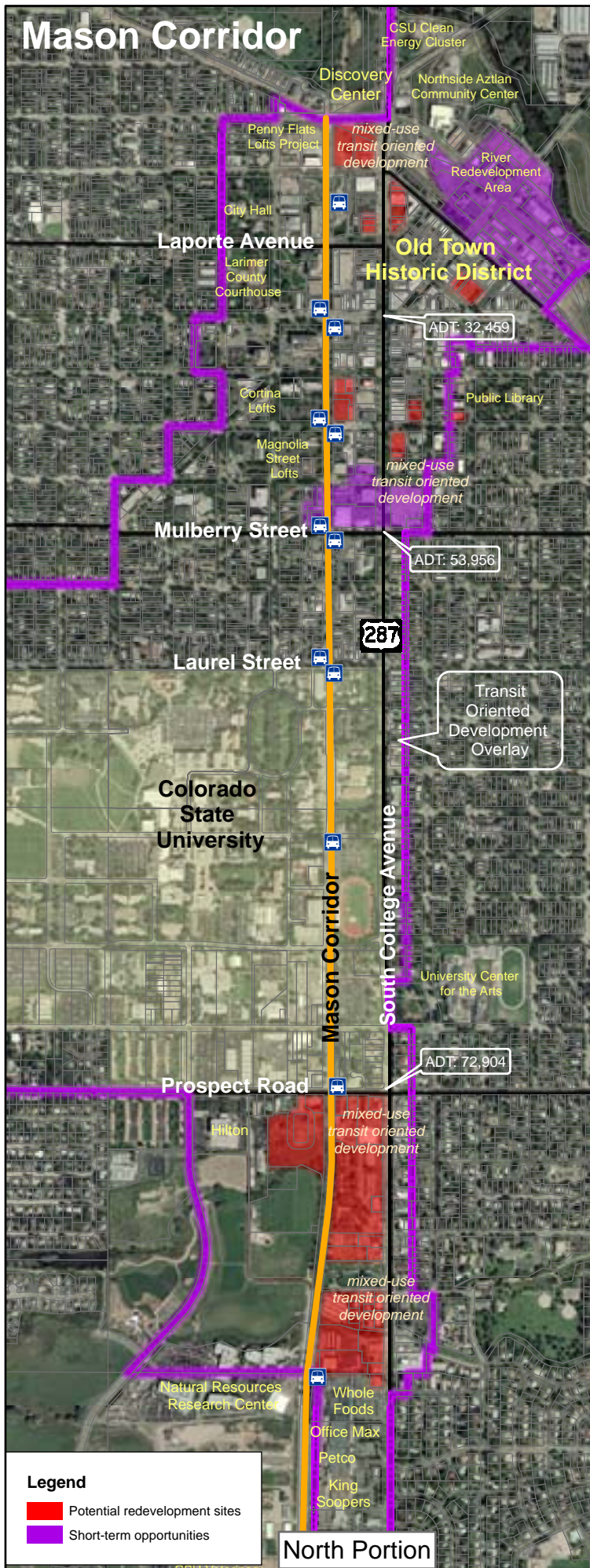
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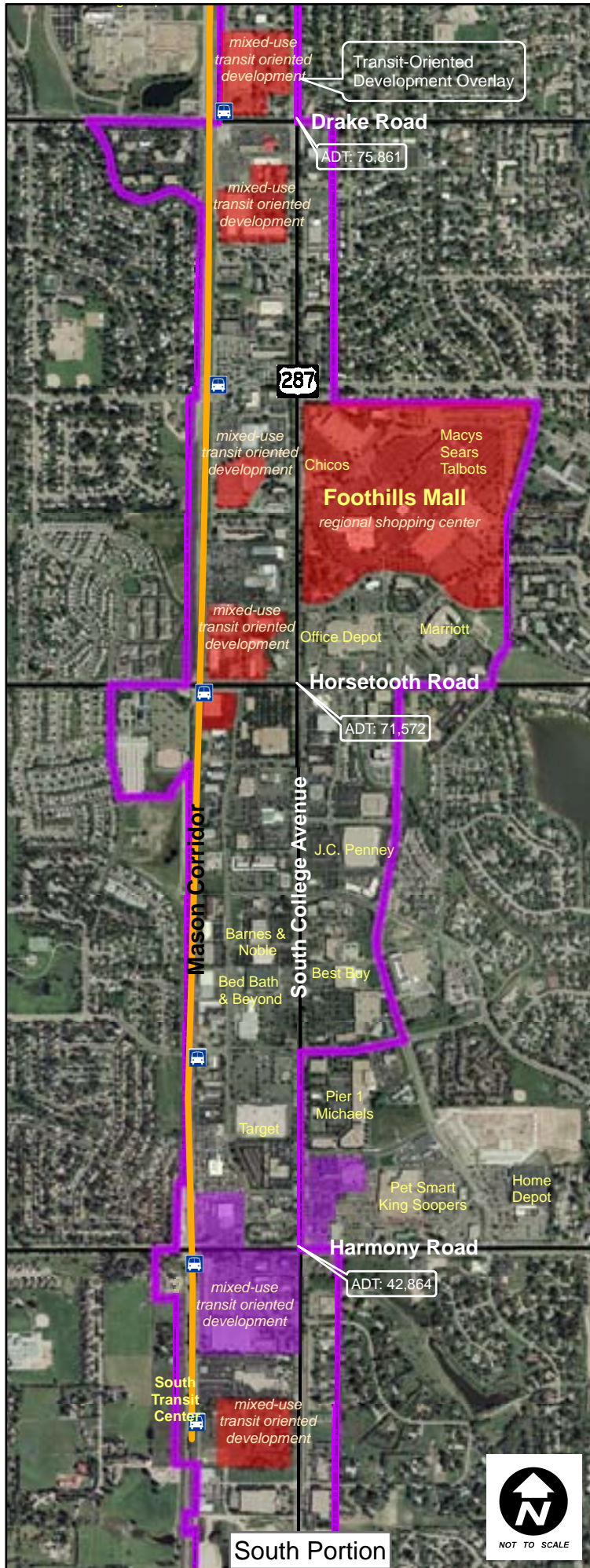
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Mason Corridor



North Portion



South Portion



Shopping Center Redevelopment Sites

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Arbor Plaza

4625 South Mason Street

- 12.7 acres, 154K total sf
- vacant Wal-Mart anchor, 101K sf
- 691 parking
- Built in 1982



Campus West

- 1** Campus West Shopping Center
 - 3 acres total - 50K total sf inline in 3 buildings
 - 134 parking, built in 1964
- 2** Multi-tenant building
 - 2 acres with 26K sf inline
 - 42 parking, built in 1965
- 3** Town Square
 - 2 acres with 26K sf inline
 - 90 parking, built in 1978



Fox Shopping Center

105 West Prospect Road

- 13 acres
- 79K total sf in 5 buildings
- 221 parking
- Built in 1969



K-Mart Plaza

2535 South College Avenue

- 11 acres, 120K total sf
- K-Mart anchor 84K sf
- 627 parking
- Built in 1976



Thunderbird Plaza

South College Avenue

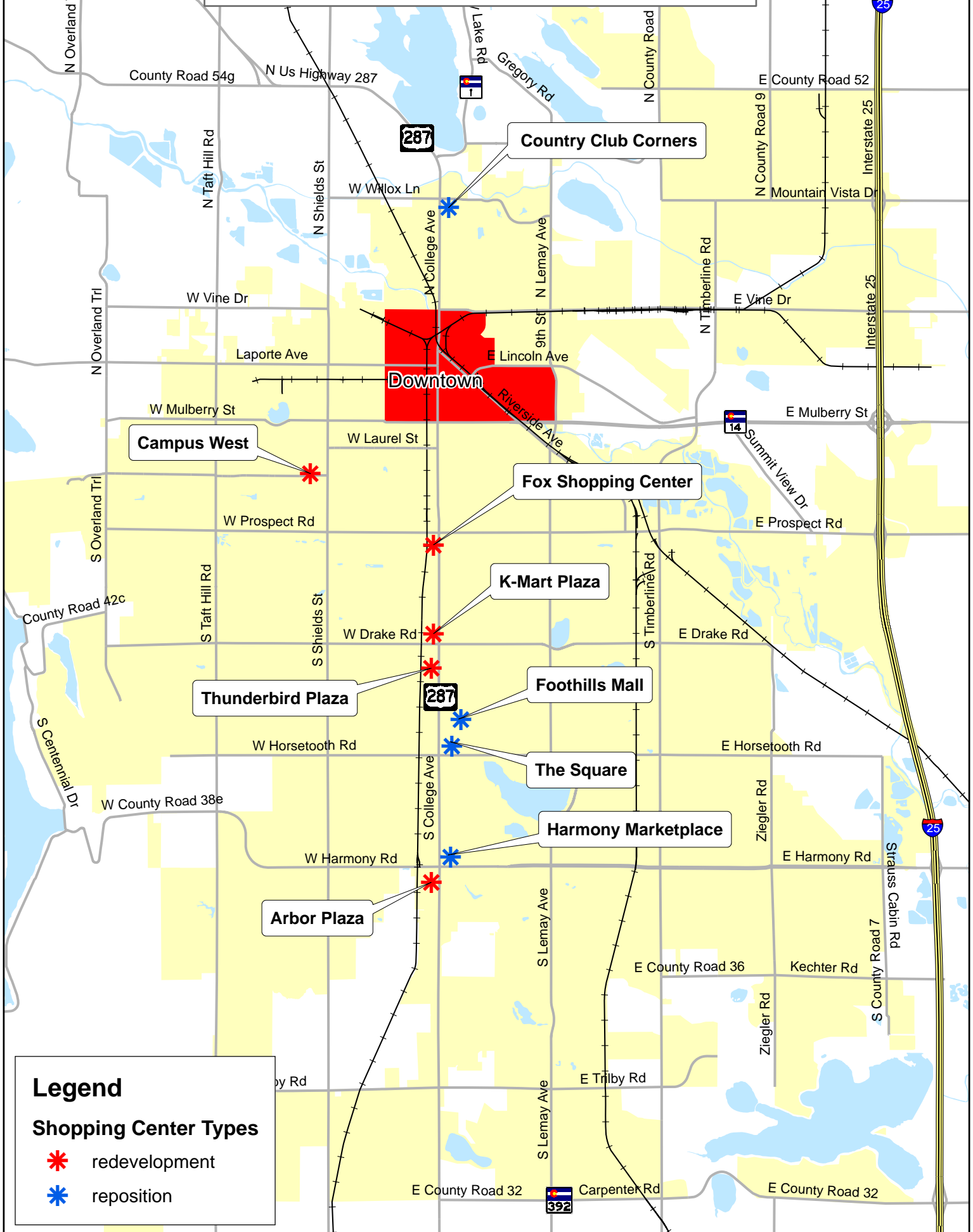
- 7.3 acres, 95K sf inline space
- Sutherlands anchor (home imp.) 68K sf
- Built in 1978



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Shopping Center Opportunities



Legend

Shopping Center Types

- * redevelopment
- * reposition

Shopping Center Repositioning Sites

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Harmony Marketplace
NEC S. College & W. Harmony
 - 5.3 acres, ~55K total sf
 - Vacant Circuit City and Linens-N-Things
 - Built in 1997



Country Club Corners
1636 North College Avenue
 - 12.7 acres, 175K total sf -
 Albertsons anchor 51K sf
 - 420 parking
 - Built in 1992



Foothills Mall
215 E. Foothills Pkwy.
 - 80 acres, 850K total sf
 - Built in 1973



The Square
3500 S. College Ave.
 - 14 acres, 128K total sf
 - Built in 1978



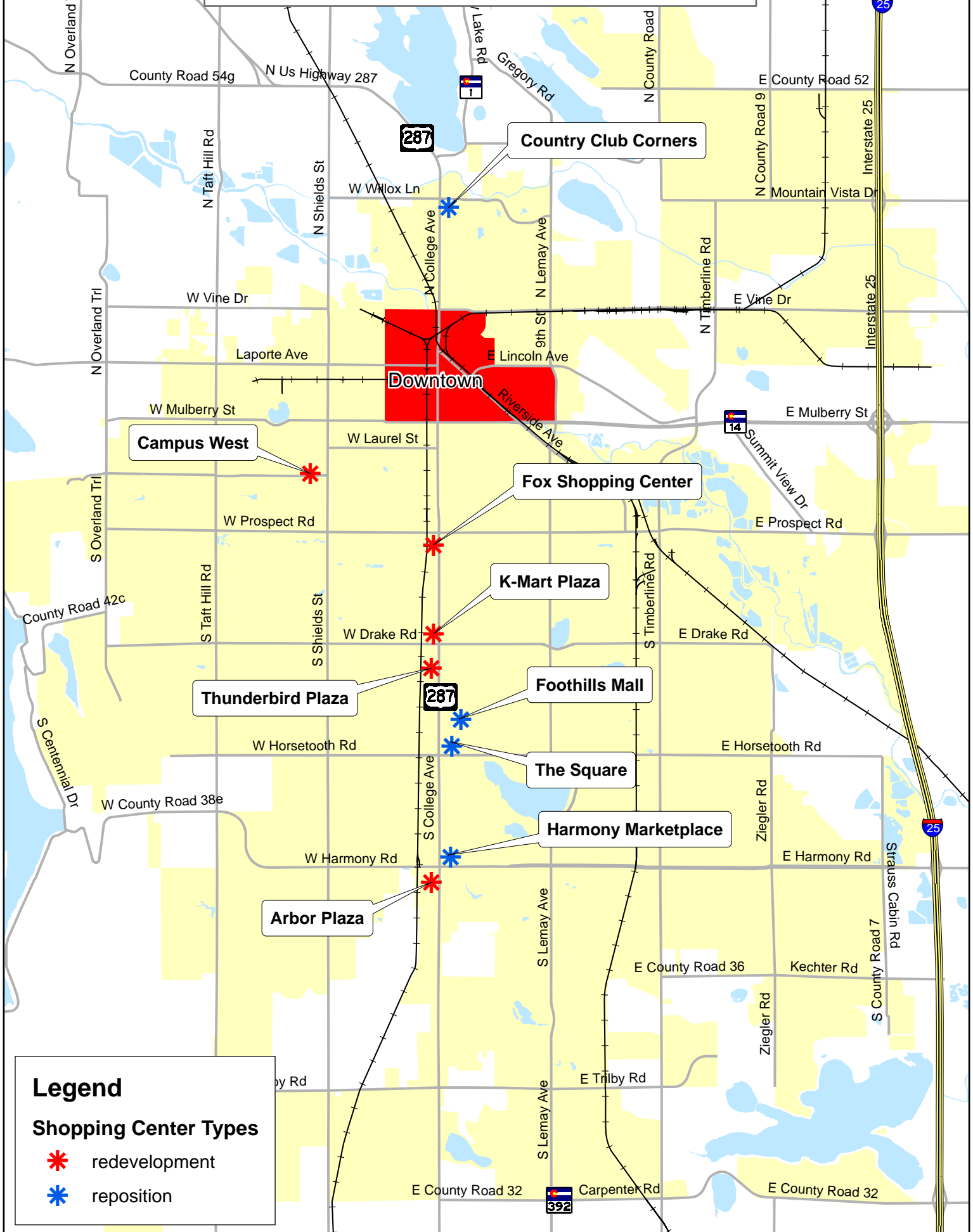
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F O R T C O L L I N S C O L O R A D O

Horseshoe Reservoir



CLIMATE

- Semi-arid, approx 300 days of sunshine
- Avg annual rainfall 14.5"
- Winters moderately cold, dry
- January temperature avg 27° with 30% humidity
- July temperature avg 71° with 43% humidity

LOCATION

- 65 miles north of Denver
- 50 miles south of Cheyenne
- Elevation 4,979'

POPULATION

- 137,200 (2009)
- 561,372 Regional (2005)
- 726,575 Regional (2020)
- 52,070 Total Households
- Median Age 30.1
- Average HH Income - \$75,100
- HH Earnings \$75K - 38.7%
- Area - 53.4 sq mi (2009)
- GMA Size 77 sq mi

PARKS & TRAILS

- Developed Parks 1,275 ac
- Trails 26 miles

SALES TAX RATE

6.82%

Imagine

a community where government and citizens support business vitality; where open space, trails, and parks are considered essential services, not amenities; where education, both in public schools and higher education, continually garners national attention for their success and leadership. Place all of this in the middle of a thriving and growing regional economy and you will find a community recognized across the nation as one of the best places to live and work. You'll find Fort Collins, Colorado.

COMMUNITY AMENITIES

Fort Collins has been nationally recognized for providing our residents with exceptional services. Whether it's recognition from Money Magazine as the nation's best place to live, or specific recognition such as Frommer's awarding us as one of the country's best places to raise a family, Fort Collins seems to truly have it all:

- 33,000 acres of natural areas for conservation and recreation
- 44 park sites constituting more than 800 acres
- 3 golf courses, city-owned and operated, totalling 45 holes
- 25 miles of off-road trails
- 25 miles of paved multi-use trails which are maintained year-round
- 250 miles of bike lanes and routes

BUSINESS CLIMATE

All cities have personalities, and Fort Collins has the spirit of an entrepreneur. Whether your business is big or small, local or international, the City of Fort Collins offers multiple tools to help your business get started, relocated, or expand:

- A highly educated workforce
- Home to Colorado State University, a leading research university, providing access to cutting edge thought and technology
- Industrial, office and retail space
- Quality of life second to none
- Established industry clusters in Biotechnology, Clean Energy, Technology, and Arts and Entertainment

Colorado State University



With 24,670 students representing all 50 states and over 50 foreign countries, CSU is an internationally recognized faculty and a top-ranked University. Offering 150 degree programs of study, CSU graduates contribute to the highly educated population. Ranked in the Top Tier of public and private doctoral universities in the U.S. News and World Report rankings of America's Best Colleges and Universities, CSU also adds to the vibrancy of the community with 16 NCAA Division I Sports (6 mens sports; 10 womens sports).



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F O R T C O L L I N S C O L O R A D O



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MAJOR EMPLOYERS

Colorado State University, undergrad/post-grad	6,948
Poudre School District, public education	3,014
Hewlett-Packard	3,000
Poudre Valley Health System, full range health services	2,814
Agilent Technologies, semiconductor, health care, analysis	2,800
City of Fort Collins	1,400
Larimer County	1,394
Kodak Colorado	1,300
Advanced Energy, semiconductor power sources	800
Anheuser-Busch	746
Woodward Governor, speed controls	700
Front Range Community College, postsecondary/continuing/vocational	628
Wal-Mart Super Center	625
First National Bank	417
Avago, chip design and manufacturing	400
Intel, chip design and manufacturing	300
AMD, chip design and manufacturing	200
The Coloradoan, daily newspaper	240

AWARDS AND RECOGNITION

#9 Best Place to Invest in Real Estate - Business 2.0, October 2006
 #1 Best Place to Live - Money Magazine, August 2006
 6th Best Place to Raise Your Family - Frommer's Publishing, May 2006
 One of 18 Perfect Towns, "Where to Live Now" - Outside Magazine 2005
 Bicycle Friendly Community - League of American Bicyclists 2005
 Governor's Award for Downtown Excellence 2003-2005

ELEMENTARY AND SECONDARY EDUCATION

As a two-time gold medal award winner for outstanding student test scores and graduation rates, PSD exists to support and inspire every child to think, to learn, to care, and to graduate prepared to be successful in a changing world. There currently are 45 schools and 22,500 students.

HOUSING

One bedroom apartments in Fort Collins currently rent for \$643 to \$776 per month. 50% of the city's rental units are located in structures regarded as a 4-plex or smaller. Single-family detached homes average sale price \$251,000.

AIRPORTS

Denver International Airport (DIA) is an easy 70-mile drive along major highways. 15 miles from downtown, the Fort Collins/Loveland (FNL) Airport currently has commercial airline service and also serves corporate and general aviation needs.



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