636 South College Avenue

Fort Collins, CO 80524

PRIME RETAIL SUITE AVAILABLE FOR LEASE

636 South College Avenue

636 South College Avenue presents a prime retail opportunity at the corner of College Avenue and Laurel Street—one of Fort Collins' highest foot and vehicle traffic intersections. Directly across from Colorado State University and on the edge of Old Town, this location offers unmatched visibility and steady customer flow from students, locals, and visitors alike.

Surrounded by well-established neighboring businesses such as The Screaming Peach, DP Dough, The Colorado Room, and Noodles & Company, the space sits in a dynamic commercial hub with a built-in customer base. The flexible floor plan is ideal for a variety of retail concepts looking to tap into the energy and traffic of this thriving corridor.

$2,500/Month (Gross) + Utilities
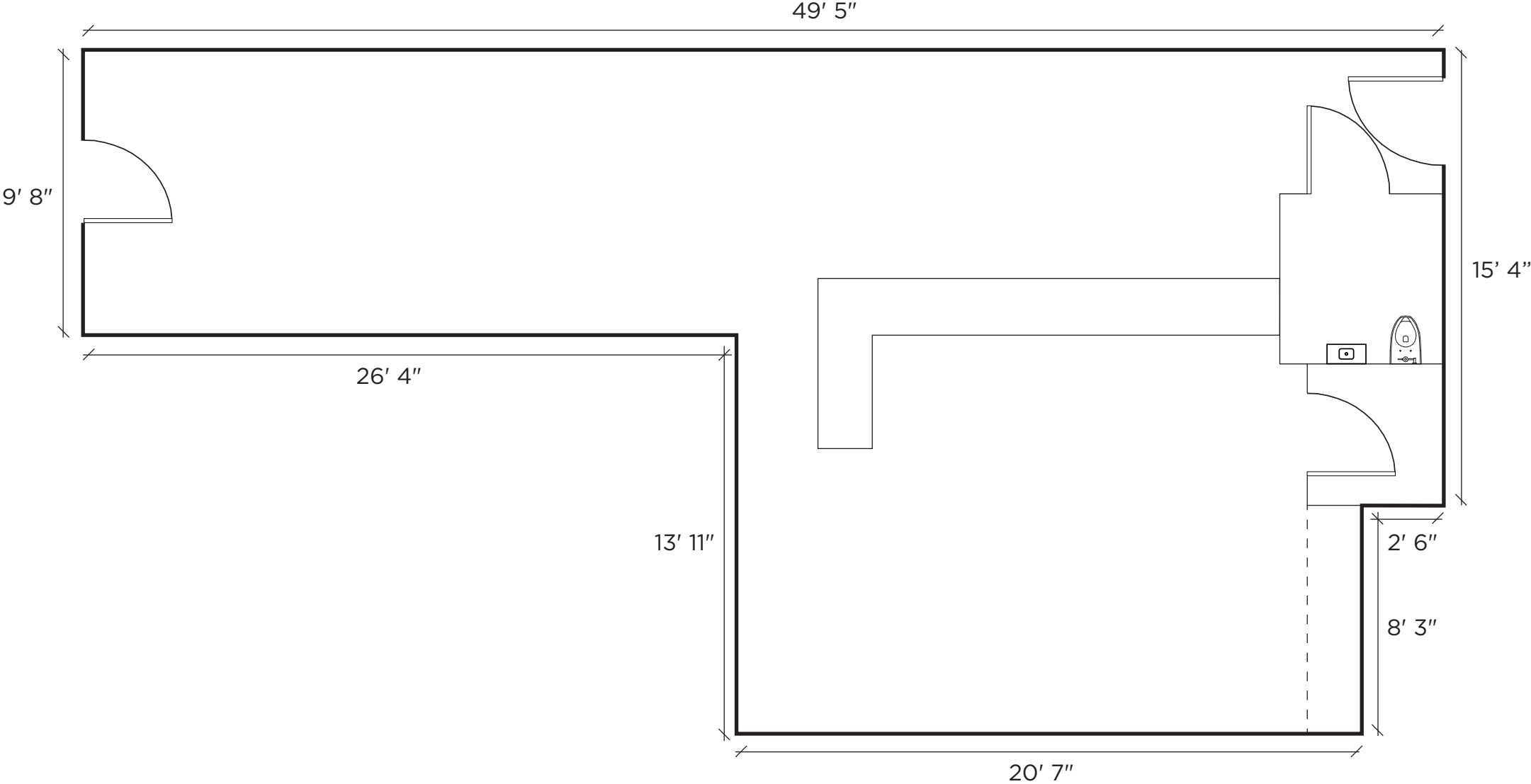LEASE RATE
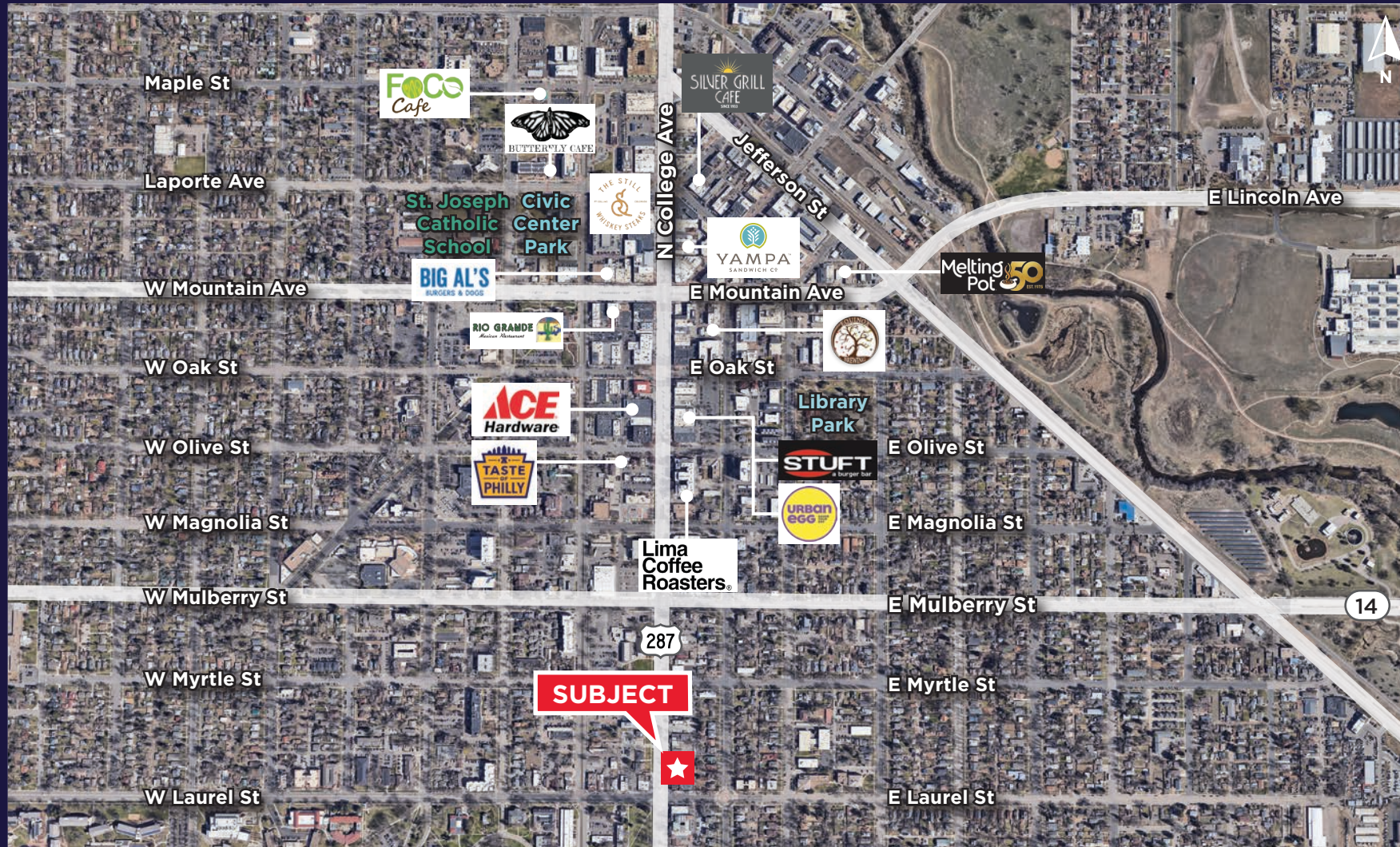
Available Now
AVAILABLE

Building
SIGNAGE

870 SF
SIZE

636 South College Avenue

FLOOR PLAN

49' 5"

9' 8"

15' 4"

26' 4"

13' 11"

2' 6"

8' 3"

20' 7"

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Over $177M Total Consumer Spending Within 1 Miles COSTAR 2025

For more information, please contact:

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