HARMONY COMMONS

RETAIL/RESTAURANT/OFFICE

HARMONY ROAD, FT. COLLINS, CO

RESTAURANT | RETAIL | HOTEL | OFFICE

Retail/Restaurant for Lease

Shell Construction Completed

Building B - 1,200 - 9,000 SF

Building C – 2,595 SF

Building D – 2,412 SF

Lease Rate: $32.00-$34.00 / SF

NNN Expenses: $10.25/SF (estimated)

Pad Sites Available

Land sale or build-to-suit available

Lot 2 – 45,590 SF
$25.00/SF

Lot 5A – 24,642 SF
$24.00/SF

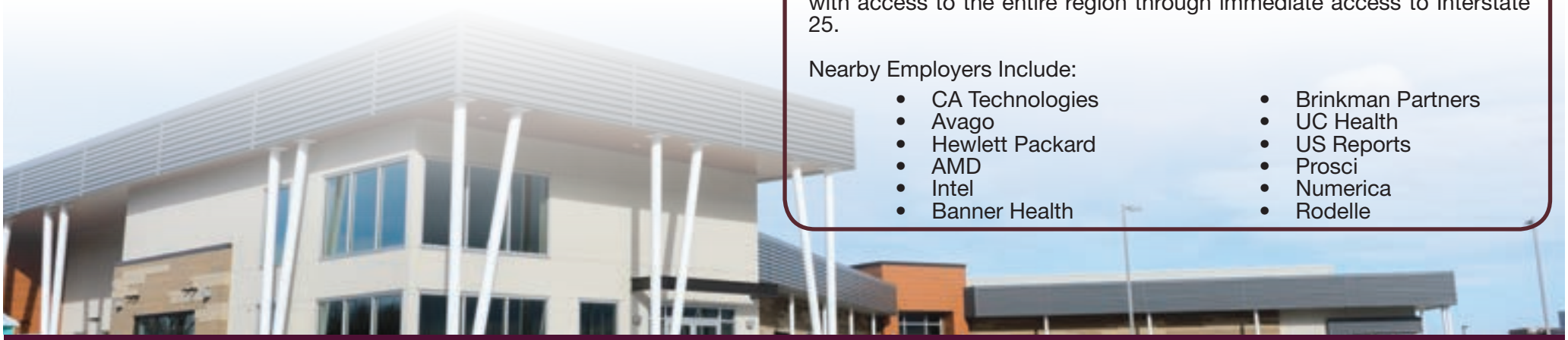
Lot 5B - 55,777 SF
$22.00/SF

Be a part of this exciting opportunity at Harmony Commons. This mixed-use center is positioned prominently in southeast Fort Collins, with high visibility and immediate access from Harmony Road. Location includes some of the highest growth for new single family and multi-family homes in Northern Colorado. Convenient regional access just off I-25, adjacent to Banner Health Hospital, and down the street from Fossil Ridge High School.

This location features new construction allowing for a customized space with access to the entire region through immediate access to Interstate 25.

Nearby Employers Include:

- CA Technologies
- Avago
- Hewlett Packard
- AMD
- Intel
- Banner Health
- Brinkman Partners
- UC Health
- US Reports
- Prosci
- Numerica
- Rodelle



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waypoint REAL ESTATE

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970.632.5050 | www.harmonycommons.com

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LOT 1 – MEDICAL OFFICE CONDOS
- 74,288 SF Lot
- 24,736 SF Condo
- For Lease $24.00/SF
- For Sale $330.00/SF

LOT 2 – BUILD TO SUIT OR PAD SALE
- 45,590 SF Lot
- 9,000 SF Building
- Land Sale $25.00/SF
- For Lease $32.00 - $34.00/SF

BUILDING C – RETAIL / RESTAURANT
Shell Construction Complete
- 8,106 SF Retail Building
- 2,595 SF Available
- Join Potbelly Sandwiches & Famous Toastery

BUILDING D – RETAIL / RESTAURANT
Shell Construction Complete
- 17,672 SF Retail Building
- 2,412 Available
- Join DC Oakes Brewhouse & Eatery, MidiCi Pizza, Tokyo Joe's, and Harbinger Coffee

LOT 5A – RESTAURANT / MEDICAL / OFFICE
- 24,642 SF Lot
- For Lease $24.00/SF

LOT 5B – OFFICE / DAYCARE
- 55,777 SF Lot
- For Lease $22.00/SF

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BUILDING C – RETAIL/RESTAURANT

- 8,106 SF Retail Building
- 5,512 SF Leased
- 2,595 SF Available

BUILDING D – RETAIL/RESTAURANT

- 17,535 SF Retail Building
- 15,085 SF Leased
- 2,412 SF Available

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SITE PLAN

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AREA MAP

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DEMOGRAPHICS

ESTIMATED POPULATION

2015	104,395
2020	114,444

AVERAGE HOUSEHOLD INCOME

2015	$89,013
2020	$101,553

ESTIMATED HOUSEHOLDS

2015	42,524
2020	46,797

TOTAL EMPLOYEES IN AREA

0-1 Mile	9,769
1-3 Mile	31,943

Source: Site to Do Business Online, 5-mile radius - July 2015

TRAFFIC COUNTS

HARMONY ROAD FRONTING PROPERTY 75,477

Source: ESRI 2015

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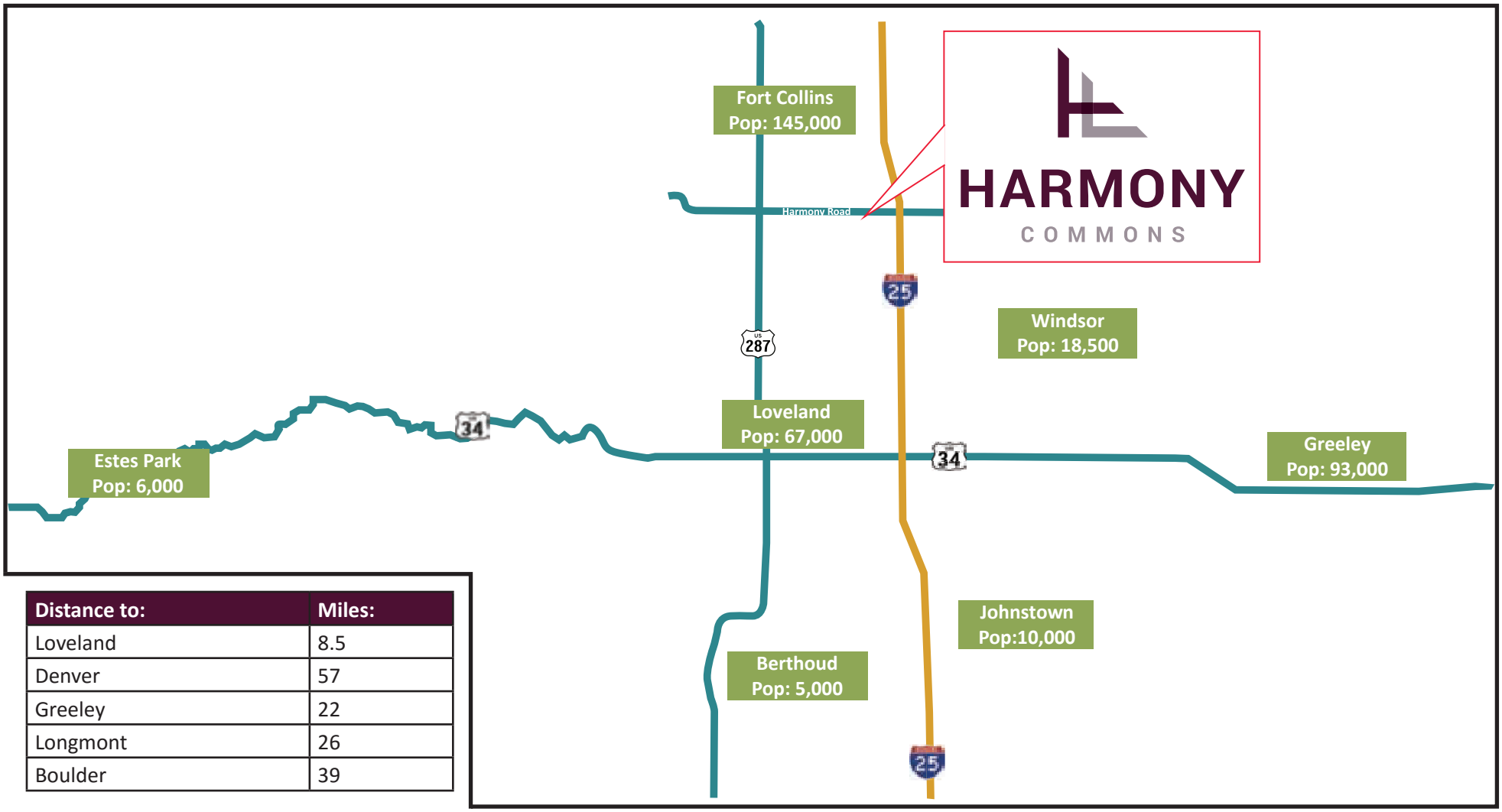
AREA MAP



Distance to:	Miles:
Loveland	8.5
Denver	57
Greeley	22
Longmont	26
Boulder	39

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