


**1,200-9,000 SF
AVAILABLE****SALE PRICE
\$475/SF****LEASE RATE
\$32 - \$34/SF NNN****NNN EXPENSES
\$14.50/SF (EST.)
WITH TI ALLOWANCE**

Harmony Commons is an exciting mixed-use center prominently positioned in southeast Fort Collins among some of the largest and most prominent high-tech and healthcare employers in the region. It is in close proximity to Fossil Ridge High School and other elementary and junior high schools that are highly sought after in the community. In addition, southeast Fort Collins boasts the strongest demographics in the city, and is seeing continued growth in both single-family and multi-family housing.

HARMONY

COMMONS



The third retail building along Harmony Road known as Harmony Commons 2 is permit-ready and could be under construction within 30-60 days. This will be a single-story, 9,000 square foot building with architectural design similar to the existing retail buildings at Harmony Commons. Each of the end-cap spaces will have access to patio areas for outdoor seating, and all spaces will have building signage opportunities fronting directly to Harmony Road. Options for Harmony Road signage brings excellent visibility to this outstanding opportunity.



3519 EAST HARMONY ROAD
FORT COLLINS, COLORADO 80528

ONE-STORY RETAIL BUILDING | LEASING PLAN



AVAILABLE:

1,200 - 9,000 SF

LEASE RATE:

\$32.00-\$34.00/SF NNN (EST. \$14.50/SF)
WITH TI ALLOWANCE

AREA EMPLOYERS INCLUDE

- CA Technologies
- Banner Health
- Broadcom
- Brinkman
- Comcast
- UC Health
- Madwire
- AFIRM
- Hewlett Packard
- Prosci
- AMD
- Numerica
- Intel
- Rodelle





DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2019 Population	6,224	42,605	115,780
2024 Population	6,962	46,466	126,441
Pop. Growth ('19-'24)	11.86%	9.06%	9.21%
Daytime Population	4,003	26,141	80,282
2019 Avg. HH Income	106,289	107,834	92,118

Source: CoStar, 2019

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