

# THE PAVILION SHOPPING CENTER

4372 S. COLLEGE AVENUE, FORT COLLINS, COLORADO 80525



## DEMOGRAPHICS - 2020

Area	Daytime Population	Population	Avg. HH Income
1-MILE	13,877	10,833	\$92,108
3-MILE	94,198	96,584	\$94,486
5-MILE	206,143	164,554	\$86,000

## TRAFFIC COUNTS (two-way):

38,000 cars per day on S. College Avenue

## FEATURES

*High visibility from South College Avenue*

*Great national tenant mix*

*High traffic counts on South College Avenue*

*Excellent parking*

*Newly remodeled*

*Near the new Foothills Mall*

JOIN: **T.J. maxx** **Michael's** christopher & banks



Famous Footwear



DAVID'S BRIDAL

Pier 1 imports

DRESS BARN

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Derek Henry

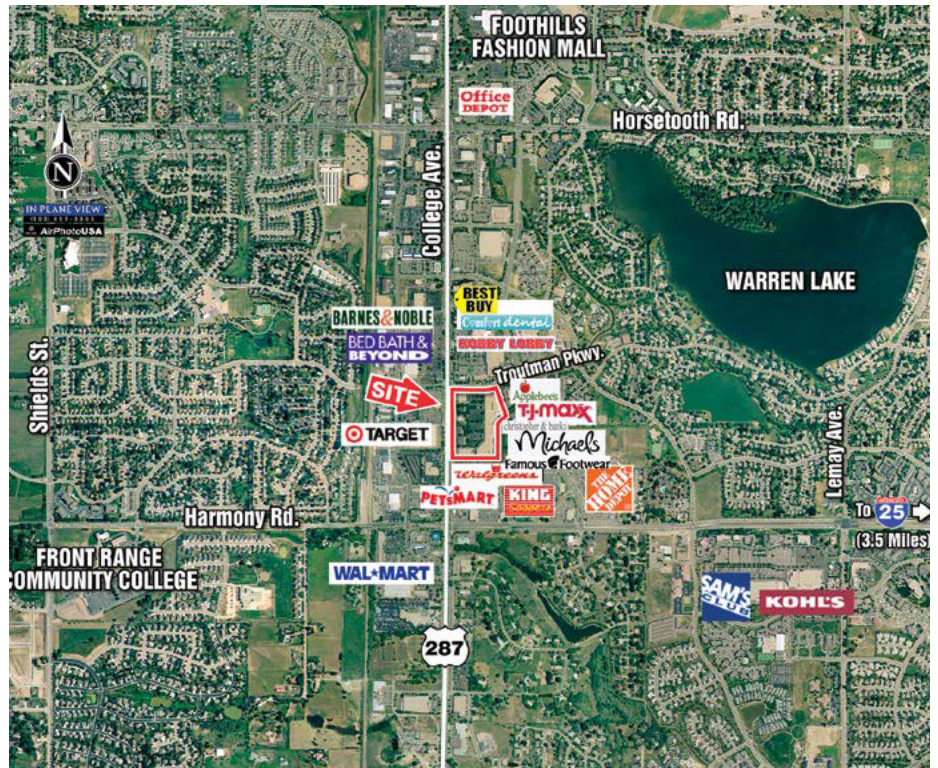
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1	Natural Grocers	15,000 SF
2	Michaels	22,816 SF
3	Pier 1	9,880 SF
4	Trios Aveda Salon	2,800 SF
5	Christopher & Banks	4,397 SF
6	<b>AVAILABLE SOON</b>	<b>7,000 SF</b>
7	Famous Footwear	5,218 SF
7a	Imprints Ft. Collins	2,634 SF
8a	<b>AVAILABLE</b>	<b>1,552 SF</b>
8b	Title Boxing	4,740 SF
9	TJ Maxx	25,000 SF
10	Nail Spa	1,470 SF
11	Plato's Closet	5,879 SF
14	O'Reilly Auto	6,829 SF
15	The Mattress Firm	5,499 SF
16	Vacant	4,595 SF
17	<b>AVAILABLE</b>	<b>2,841 SF</b>
18	David's Bridal	9,000 SF



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