

# THE PAVILION SHOPPING CENTER

4372 S. COLLEGE AVENUE, FORT COLLINS, COLORADO 80525



## DEMOGRAPHICS - 2021

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:



Derek Henry  
303.336.0293  
dhenry@gartproperties.com  
www.gartproperties.com



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1	Natural Grocers	15,000 SF
2	Michaels	22,816 SF
3	AVAILABLE	9,880 SF
4	Trios Aveda Salon	2,800 SF
5	AVAILABLE	4,397 SF
6	AVAILABLE	7,000 SF
7	Famous Footwear	5,218 SF
7a	Imprints Ft. Collins	2,634 SF
8a	AVAILABLE	1,552 SF
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	Pinocchio's Restaurant	4,595 SF
17	ENT Credit Union - <b>NOW OPEN!</b>	2,841 SF
18	David's Bridal	9,000 SF



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