

# HARMONY MARKETPLACE

NEC Harmony Road & College Avenue  
Fort Collins, Colorado



- Harmony Marketplace is the City of Ft Collins dominant community center offering an exceptional mix of national, regional and local tenants including King Soopers and Home Depot.
- Harmony Marketplace benefits from its strategic location at the intersection of Harmony Road and College Avenue. Harmony Road is the southern Gateway into Ft Collins from Interstate 25 and provides easy access to the nearby major employers Poudre Valley Health System, Intel, Hewlett Packard and Agilent Technologies. College Avenue (Hwy 287) is the primary north-south business arterial in Ft Collins, minutes away from the Colorado State University Campus and is a dedicated four-lane highway.

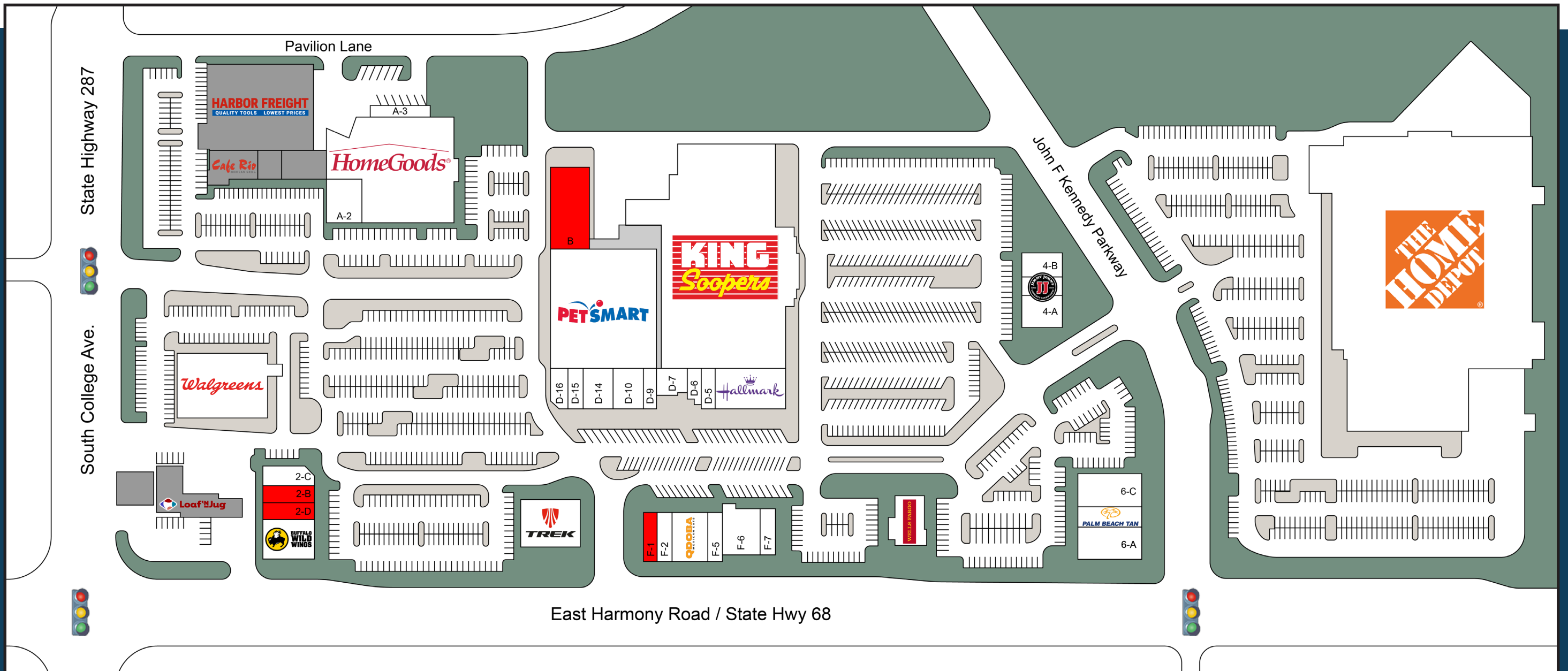
Total Rental Area Size:	350,617 SF	Traffic Counts:		
Anchor Tenants:	King Soopers, Home Depot, Home Goods	Harmony Road	27,000 VPD	
		College Avenue	23,000 VPD	
Primary Demographics:		1 Mile	3 Mile	5 Mile
2022 Population		10,188	96,792	165,798
2027 Population		10,367	100,269	171,490
2022 AHI		\$98,600	\$105,839	\$100,735

## AmCap

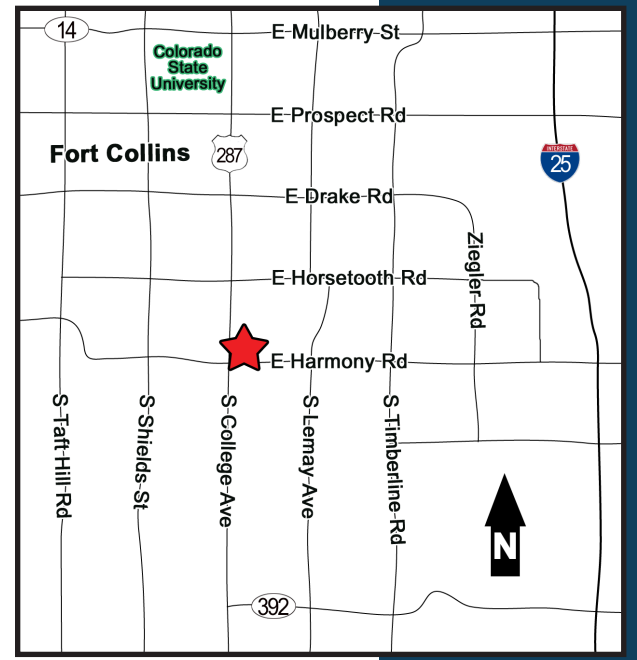
Corporate Headquarters  
333 Ludlow Street  
South Tower, 8th Floor  
Stamford, CT 06902  
203-327-2001

Leasing Information  
AmCap Properties, Inc.  
950 South Cherry Street, 1120  
Denver, CO 80246  
303-321-1500

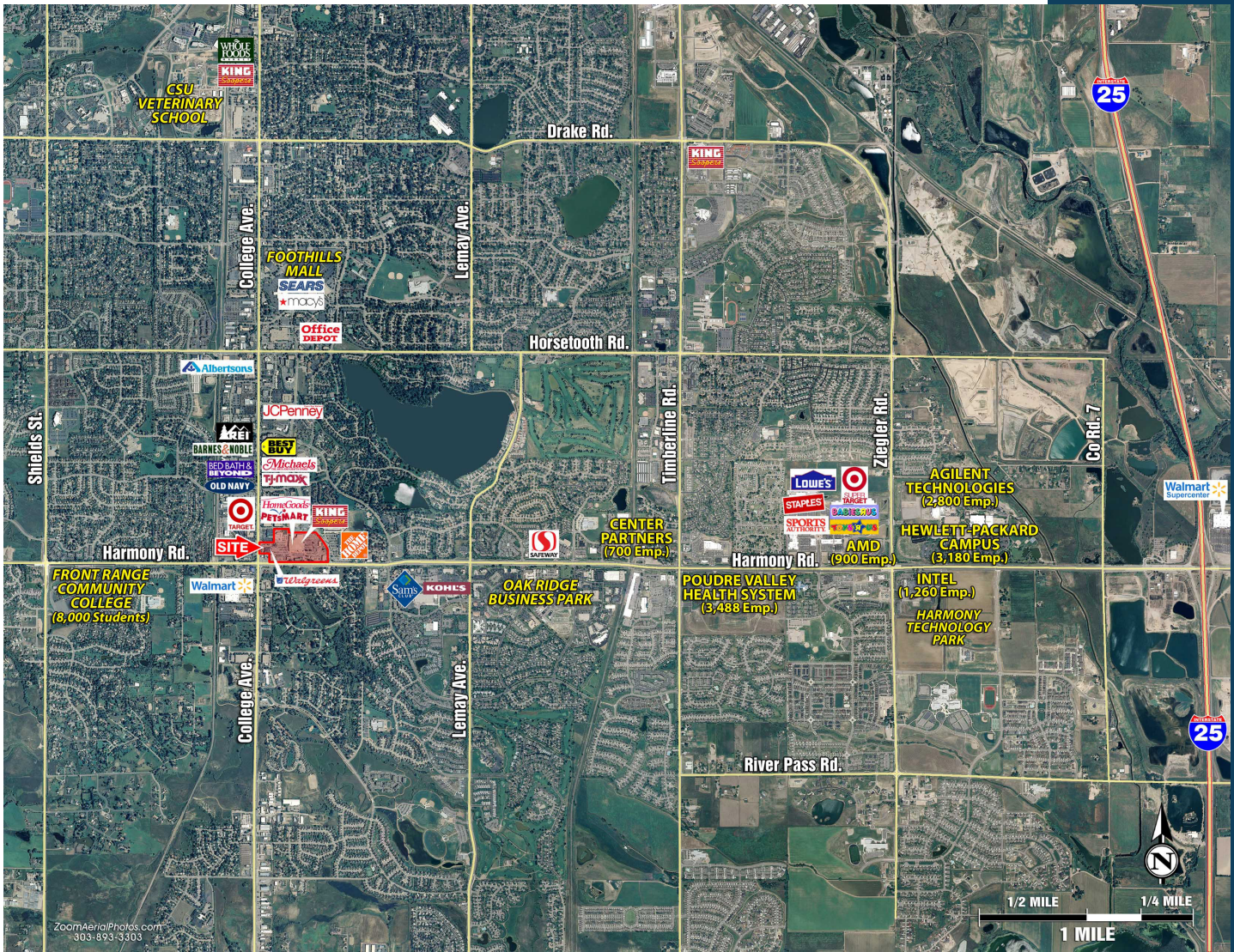
[www.AmCap.com](http://www.AmCap.com)



TENANT:	SUITE ID:	SF:	TENANT:	SUITE ID:	SF:	TENANT:	SUITE ID:	SF:	TENANT:	SUITE ID:	SF:
King Soopers	E	70,730	Stretch Zone	D-5	1,288	Einstein Bros. Bagels	F-2	1,187	AT&T	4-A	3,712
Walgreen's	1	14,460	Hair & Co.	D-6	997	Qdoba	F-4	3,457	FedEx Office	4-B	2,504
Wells Fargo Bank	5	3,500	T-Mobile	D-7	1,936	The Joint	F-5	1,318	Jimmy Johns	4-C	1,173
TREK Bicycles	3	7,000	Papa Murphy's	D-9	1,598	OrangeTheory Fitness	F-6	3,702	Harmony Smiles Dentistry	6-A	4,100
HomeGoods	A-1	22,977	Music and Arts Center	D-10	2,175	Rita's Italian Ice	F-7	1,350	At The Beach	6-B	2,451
Eheart Design Center	A-2; A-3	8,287	LV Spa and Nails	D-14	2,965	Buffalo Wild Wings	2-A	5,370	Zeus Liquors	6-C	5,060
<b>AVAILABLE</b>	<b>B</b>	<b>8,050</b>	CPR of Fort Collins	D-15	1,172	<b>AVAILABLE</b>	<b>2-B</b>	<b>2,000</b>	Home Depot	I	122,152
Petsmart	C	30,366	Pearle Vision	D-16	2,016	Hand & Stone Massage	2-C	2,382			
Hallmark Gold Crown	D-1	6,380	<b>AVAILABLE</b>	<b>F-1</b>	<b>1,200</b>	<b>AVAILABLE</b>	<b>2-D</b>	<b>1,602</b>			TOTAL: 350,617







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