

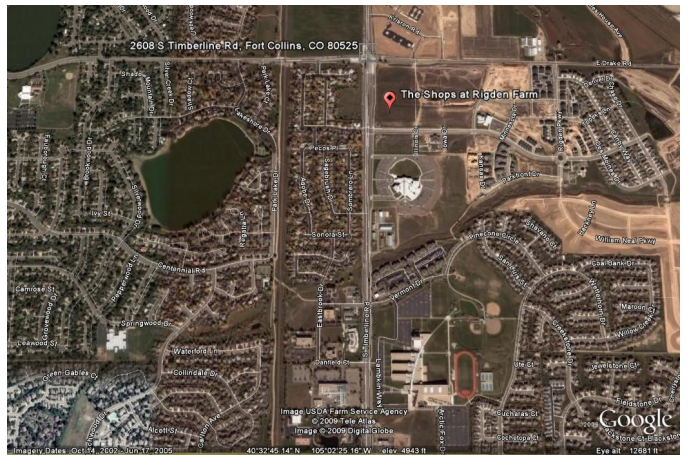
# The SHOPS at RIGDEN FARM

SEC – Timberline Road & E. Drake Road  
Ft. Collins, CO



## FEATURED TENANTS

## SITE LOCATION



Email: [brad@kcenters.com](mailto:brad@kcenters.com)  
Web: [www.kcenters.com](http://www.kcenters.com)

**KORNFELD REAL ESTATE LLC**  
191 University Blvd. #314  
Denver, CO 80206

Phone: 720.649.0202

# The SHOPS at RIGDEN FARM

SEC – Timberline Road & E. Drake Road

## AVAILABILITY

### Suite Number

### Square Footage

#### Shops A & B (2608)

No Current Availability

#### Shops D (2620)

2620 #110 End-Cap  
2620 #120

1,772 Sf End-Cap with Existing Mezzanine  
1,700 (existing quick-serve restaurant buildout)

These Spaces Can Be Combined to 3,472 sf + Mezzanine

**1,200+ New  
Apartment  
Units  
Within 1 Mile**

## EXISTING TENANTS

### SHOPS A (2608 Bldg)

#100: Bank of America  
ATM  
#102: Kung Fu Tea  
#104: Timberline Facial  
Spa  
#106/ William Oliver's  
#108: Publick House  
#110: Timberline Nails  
#112: Fabby's Wine &  
Spirits

### SHOPS C (2614 Bldg)

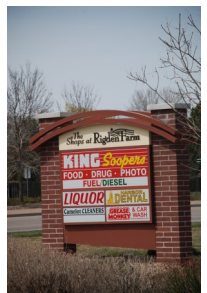
#101: Genoa Coffee  
& Wine  
#103: Cost Cutters  
#105: Up N Smoke  
Smoke Shop & CBD  
#107: Eileen's Cookies  
#109/111: Timberline Animal Hospital  
#113: Subway

### SHOPS D/PAD A 2620

#110: **AVAILABLE**  
#120: **AVAILABLE**  
#130/150: Krazy Karl's Pizza

### Others

King Soopers  
FirstBank  
Grease Monkey  
Qdoba  
King Soopers Fuel



## DEMOGRAPHICS

### Traffic Counts

46,857 cars/day

### Population

#### Total Population

#### Households

#### Average Household Income

1 Mile

11,596

4,796

\$ 91,640

3 Miles

75,846

31,746

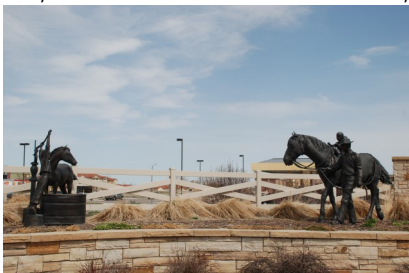
\$ 69,959

5 Miles

180,835

72,152

\$ 71,981



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