

RETAIL/FLEX/OFFICE CONDO FOR SALE



2026 Bear Mountain Dr.

2026 Bear Mountain Dr., Unit 113-114 **\$995,000 | \$318/SF**
Fort Collins, CO **3,123 SF** with potential mezzanine to increase to 4,761 SF



The Lofts at Timberline | Fort Collins, CO

3,123 SF | \$995,000 | \$318/SF

The Lofts at Timberline is a premium modern retail/flex/industrial project conveniently located at the northwest corner of Timberline & Drake in east central Fort Collins.

Unique design with high ceilings offering the potential to increase the usable area within the space by up to 50% additional space (1,638 s.f.) and dollar cost average the investment well below replacement cost.

Highly visible corner unit with windows on two sides bringing in excellent natural light.

Core & shell condition allowing the end user the opportunity to design your own space.

Project was designed for maximum use flexibility and allows for a wide range of retail, fitness, flex, office, showroom, or flex/production/industrial uses.

Co-tenancy includes recreational uses, home building, corporate office, and many other uses as well as neighborhood co-tenants Burger King, Dutch Bros., Big O tires, Serious Texas BBQ, and many more.

Robust neighborhood dynamics caddy corner from Rigden Farm (King Soopers) and across from Bucking Horse mixed use neighborhood, and including daily traffic from the Fort Collins Police Services building and many other area employers.

Excellent opportunity for an owner-user or investor.



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THE LOFTS AT TIMBERLINE

2026 BEAR MOUNTAIN DRIVE

FORT COLLINS, CO 80525

AERIAL OVERVIEW





THE LOFTS AT TIMBERLINE

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FORT COLLINS, CO 80525

PROPERTY OVERVIEW

Property Address	2026 Bear Mountain Drive, Fort Collins, CO 80525
Total Land	0.07 Acres
Building SF	3,123 SF with opportunity to expand to 4,761 SF with mezzanine
Year of Construction	2020
Year of Remodel	N/A
Property Type	Commercial
Built As	Retail/Office/Showroom/Flex

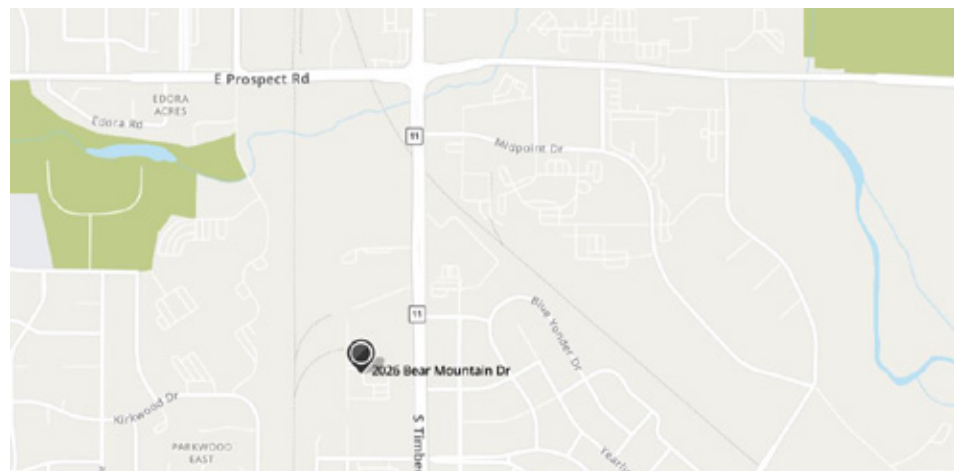
PROPERTY TAXES

Parcel	8719145113
Legal	UNIT 113, LOFTS AT TIMBERLINE CONDOS, (CORRECTED) FTC (20210044860)
Mill Levy	95.952
Assessed Value (2024)	\$162,936
Actual Value (2024)	\$584,000
Taxes (2024)	\$14,830.92

UTILITIES

Water	City of Fort Collins
Sanitary Sewer	City of Fort Collins
Storm Sewer	City of Fort Collins
Gas	Xcel Energy
Electricity	City of Fort Collins
Telephone	Multiple Providers
Internet	Multiple Providers; Pulse fiber optics

PROPERTY OVERVIEW

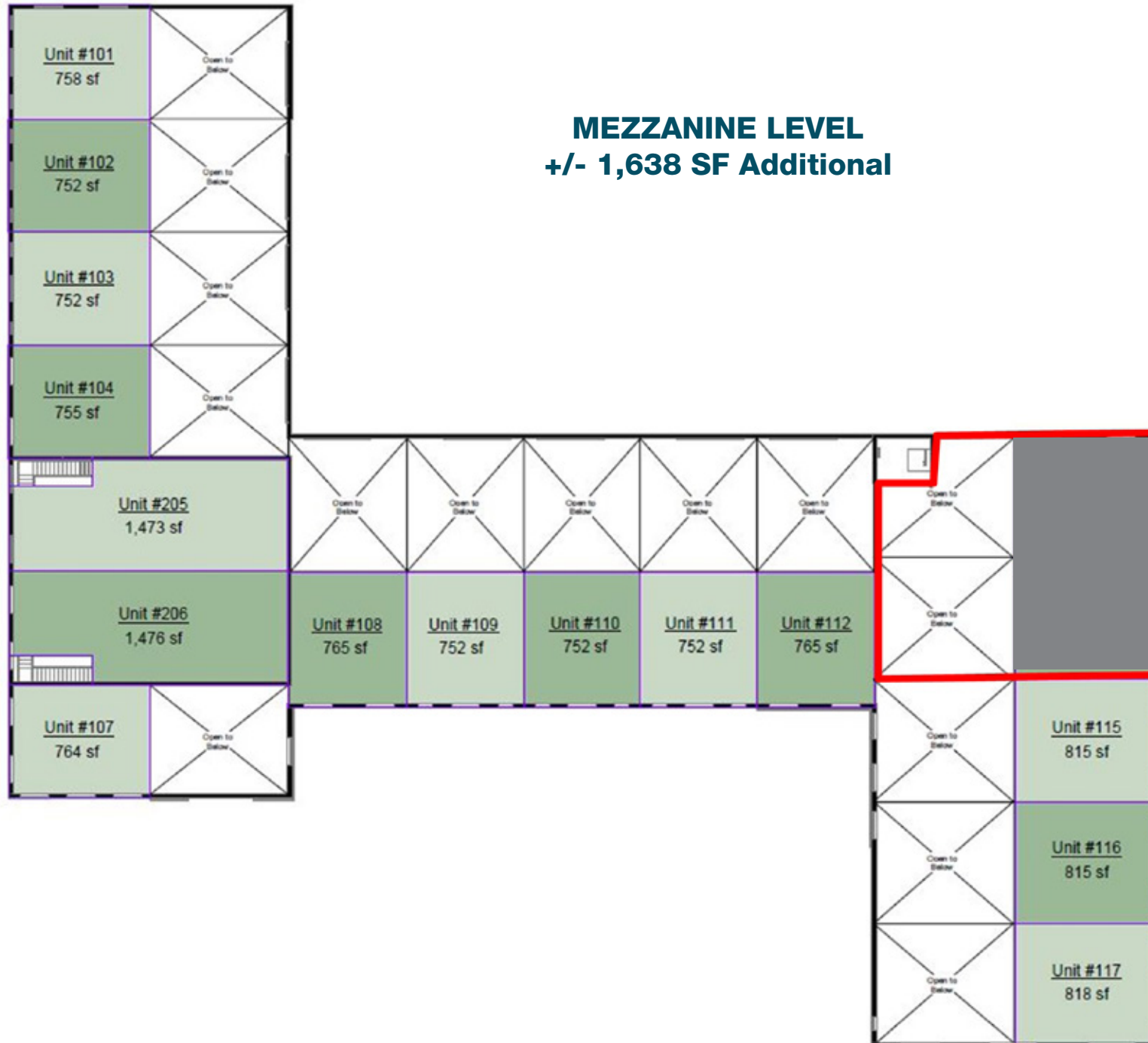


FLOORPLAN

MAIN LEVEL
3,123 SF



**MEZZANINE LEVEL
+/- 1,638 SF Additional**



PROPERTY PHOTOS | EXTERIOR

PROPERTY PHOTOS





REGIONAL MAP

S LOFTS AT TIMBERLINE

1 **Downtown Fort Collins**
10 Minutes | 5 Miles NW

2 **Loveland**
18 Minutes | 12 Miles S

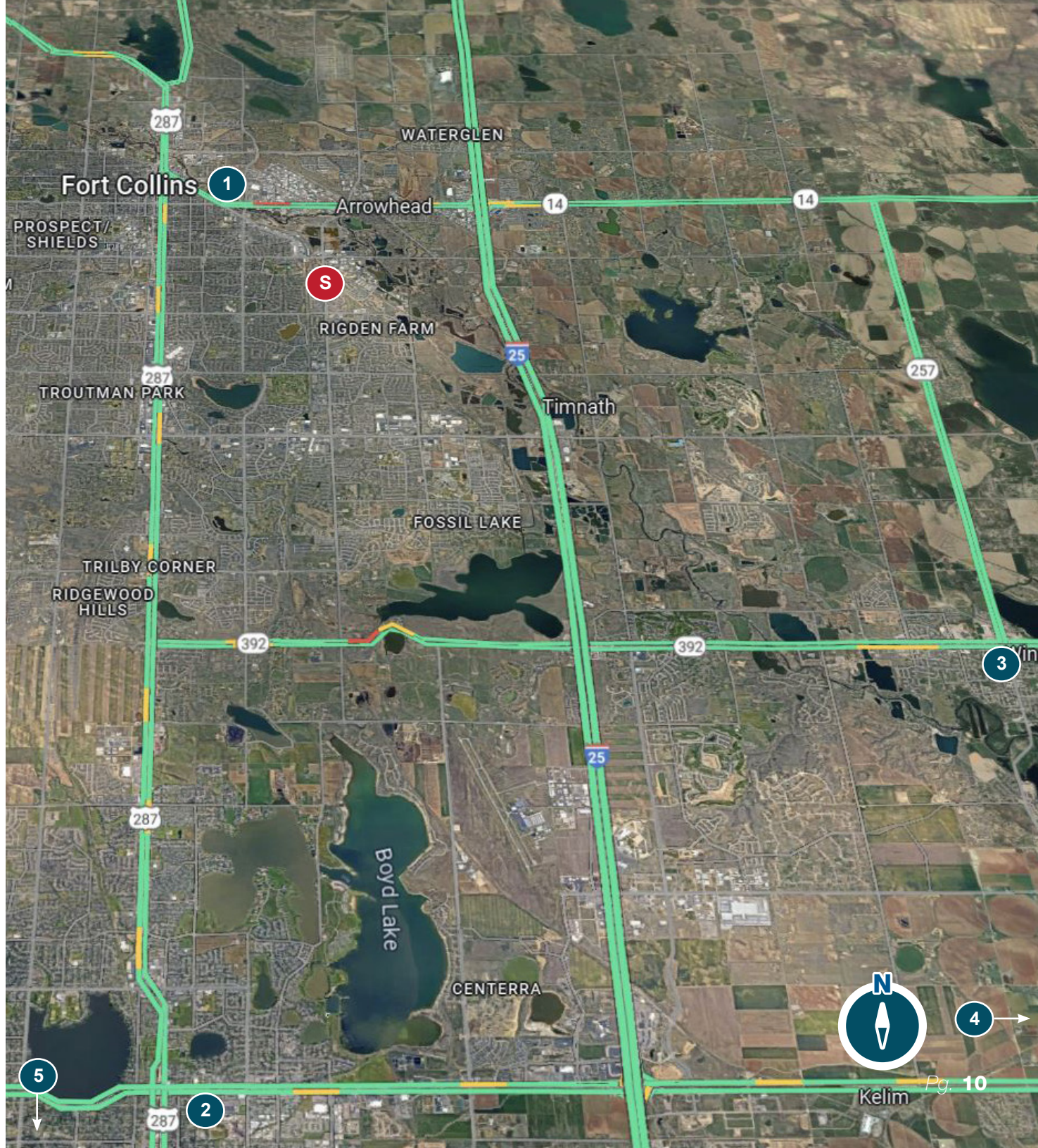
3 **Windsor**
16 Minutes | 11 Miles SE

4 **Greeley**
32 Minutes | 27 Miles SE

5 **Longmont**
35 Minutes | 35 Miles SW

**Denver International
Airport (DIA)**
64 Minutes | 65 Miles SE

Denver
56 Minutes | 59.3 Miles S



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FORT COLLINS, CO 80525

AREA MAP



Fort Collins, Colorado

Honors and Awards

- 2024 Top 100 Best Places to Live: [Livability](#) - April 2024
- Climate Action Leader: [scored "A" grade from environmental impact non-profit, CDP](#)
- Silver Level Recognition: [American Heart Association's Workforce Well-being Scorecard](#) - 2022-2023
- Best Place to Live in Northern Colorado Regions: [The Colorado Sun](#) - October 2023
- Best Places to Live in the U.S. in 2023: [Livability](#) - June 2023
- Silver Level Recognition in American Heart Association's 2022 [Workforce Well-being Scorecard](#)
- No. 1 Best Place to Live in Colorado: [Forbes](#) - October 2022
- Certified Healthy Workplace Award: [Healthy Links](#) - 2016-2023
- No. 3 Most Dog-friendly City in U.S.: [Rocket Homes](#) - February 2022



<p>Populations and People Total Population 169,810 <i>P1 2020 Decennial Census</i></p>	<p>Income and Poverty Median Household Income \$81,883 <i>S1901 2023 American Community Survey 1-Year Estimates</i></p>	<p>Education Bachelor's Degree or Higher 64.5% <i>S1501 2023 American Community Survey 1-Year Estimates</i></p>
<p>Employment Employment Rate 64.3% <i>DP03 2023 American Community Survey 1-Year Estimates</i></p>	<p>Housing Total Housing Units 71,625 <i>H1 2020 Decennial Census</i></p>	<p>Health Without Health Care Coverage 4.4% <i>S2701 2023 American Community Survey 1-Year Estimates</i></p>
<p>Families and Living Arrangements Total Households 72,318 <i>DP02 2023 American Community Survey 1-Year Estimates</i></p>	<p>Race and Ethnicity Hispanic or Latino (of any race) 21,003 <i>P9 2020 Decennial Census</i></p>	



MINDFULLY CREATING COMMUNITY



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