



PROPERTY DETAILS

- 208 Green Leaf (Lot 2): 0.126 Acres
Price: \$201,250 | Taxes: \$3,046 (2025)
- 220 Green Leaf (Lot 3): 0.202 Acres
Price: \$448,500 | Taxes: \$5,890.12 (2025)
- 232 Green Leaf (Lot 4): 0.131 Acres
Price: \$281,750 | Taxes: \$3,375.78 (2025)

Zoning: (PUD within C-S)

Proposed Uses:

- Neighborhood Restaurant
- Daycare
- Service office (insurance/financial)
- Medical/Dental/Chiropractic
- Residential - Mixed Use/Multi-family (up to 14 Units)

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MIXED USE/COMMERCIAL PAD SITES
SALE PRICE: \$931,500 (BULK PRICE)

- High profile green housing development featuring three (3) mixed use zoned pad sites
- Lots to be sold as developable super pads with existing zoning as finished lots with all utilities, curb and gutter and adjacent parking currently in place
- Ability to purchase raw water by cash-in-lieu with dedication due at time of building permit from City of Fort Collins
- All utilities available in completed street with no offsite improvements required
- Convenient community location approx. 2.5 miles from Old Town Fort Collins with close proximity to all North College Avenue amenities
- Located caddy corner from high volume King Soopers anchored retail center
- Ideal for small neighborhood service users who want to build and own their own office such as financial services, CPA, insurance, salon/spa, chiropractic/medical, dental or many more



DEMOGRAPHICS (Source: STDB Online 2026, radius)

	1 Mile	3 Mile	5 Mile
2025 Population	6,881	56,606	125,187
Avg. HH Income	\$90,519	\$100,670	\$100,552
Households	2,880	21,382	51,321
Businesses	270	3,138	5,816
Employees	2,512	44,878	73,906



TRAFFIC COUNTS (Source: STDBOnline)

W. Willox Ln. @ N. College Ave./US Hwy 287	6,946 VPD
N. College Ave./US Hwy 287 @ W. Willox Ln.	17,110 VPD

The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 2/26/2026

COMMERCIAL PAD SITES FOR SALE

208-232 GREEN LEAF STREET
Fort Collins, CO



Area Retailers / Neighbors include:
King Soopers, Starbucks, Discount Tire, McDonald's, Bullfrog Wine & Spirits,
Firehouse Subs, Chase Bank, FNBO, Arby's and more





MINDFULLY CREATING COMMUNITY

NORTHERN COLORADO - A Thriving Market

Fort Collins

Fort Collins is a popular place to live and visit due to its blend of outdoor recreation opportunities, a vibrant arts and culture scene, a welcoming community, and a strong economy, particularly in the tech and manufacturing sectors. It's also a major college town, with Colorado State University being a major draw for both students and young professionals.

- 2024 Top 100 Best Places to Live: *Livability* - April 2024
- Gold Level Recognition: *American Heart Association's Workforce Well-being Scorecard* - 2024
- Best Place to Live in Northern Colorado Region: *The Colorado Sun* - October 2023
- Best Places to Live in the U.S. in 2023: *Livability* - June 2023
- Certified Healthy Workplace Award: *Healthy Links* - 2016-2024



Regional Highlights

Northern Colorado is one of the most dynamic and rapidly expanding regions in the state, with a strong economy driven by healthcare, technology, higher education, and manufacturing. The area boasts a combined population of over **900,000 residents**, with consistent growth projected in the coming years. Fort Collins, Loveland, and Greeley rank among the top cities for job growth and economic vitality, attracting young professionals and families seeking high-quality employment and a strong quality of life.



The region benefits from **affluent demographics**, with median household incomes exceeding national averages and a highly educated workforce, thanks to the presence of Colorado State University, the University of Northern Colorado, and CU Boulder.



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