

Size: 6,115 SF / Year Built: 1995 / Land Size: 1.26 AC

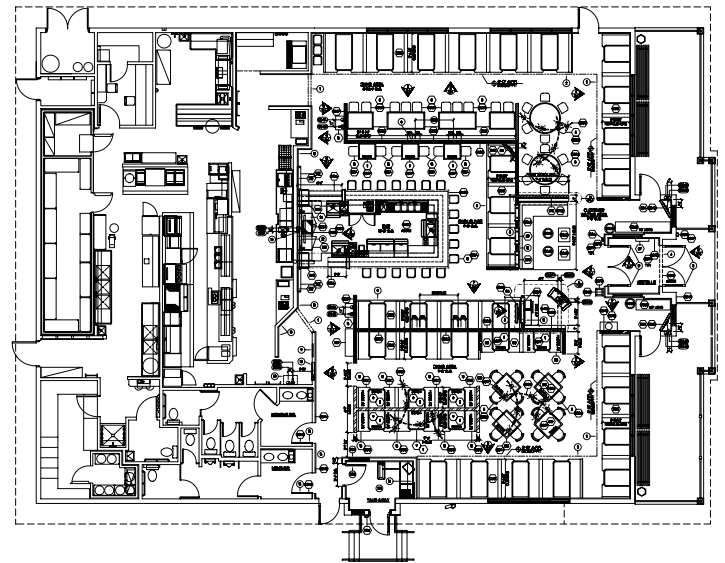
— Contact Broker for Pricing —

807

E. Harmony Rd.
Fort Collins, CO 80525

FOR SUBLEASE

Sublease Expiration:
3/31/36



- * Freestanding restaurant
- * Outparcel of Ft. Collins Shopping Center – power center anchored by Sam’s Club & Kohl’s

- * Retail and hospitality dense corridor
- * FF&E included
- * Fort Collins taxes — \$56,576.54

LISA VELA
303 565 3788
lisa.vela@colliers.com

JAY LANDT
303 283 4569
jay.landt@colliers.com

COLLIERS
P: 303 745 5800 | F: 303 745 5888
colliers.com/denver



FOOTHILLS



BROKERAGE DISCLOSURE



E. HORSETOOTH ROAD



E. HARMONY ROAD

SITE



S. LEMAY AVENUE



S. COLLEGE AVENUE

S. TIMBERLINE ROAD

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	10,061	96,484	168,378
Total Daytime Population	13,139	102,958	179,824
Average HH Income	\$103,524	\$104,242	\$94,303

ESRI 2023 Estimates

TRAFFIC COUNTS

E. Harmony Rd. East of Boardwalk Dr.	37,372 VPD - 2020
E. Harmony Rd. West of Boardwalk Dr.	40,332 VPD - 2022
Boardwalk Dr. South of E. Harmony Rd.	11,713 VPD - 2022

MPSI 2020 & 2022 Estimates