



3351

EASTBROOK DRIVE

FORT COLLINS, CO 80525

TWO TENANT INVESTMENT SALE

CBRE



CBRE

PLEASE CONTACT

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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THE OFFERING

This well-maintained and landscaped building sits on a serene quiet corner lot just one block from the vibrant South Timberline Road and East Horsetooth Road intersection. With many technical information sources in the vicinity, this property is well positioned for connectivity.

The Power trail is also nearby offering fitness and biking accessibility. The property offers dedicated fiber-T1 or better and abundant share on-site parking.



EASTBROOK DR.

DANFIELD CT.

SUBJECT PROPERTY

POWER TRAIL

S TIMBERLINE RD.

E HORSETOOTH RD.



**ACTION
BEHAVIOR
CENTERS**
ABA THERAPY FOR AUTISM

OFFERING SUMMARY



PROPERTY ADDRESS

3351 Eastbrook Dr., Unit 2
Fort Collins, CO



TENANT

Action Behavior Centers
www.actionbehavior.com



SALE PRICE

\$2,923,145



NOI

\$190,004.40



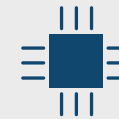
CAP RATE

6.5%



LEASE EXPIRATION

9/30/2031

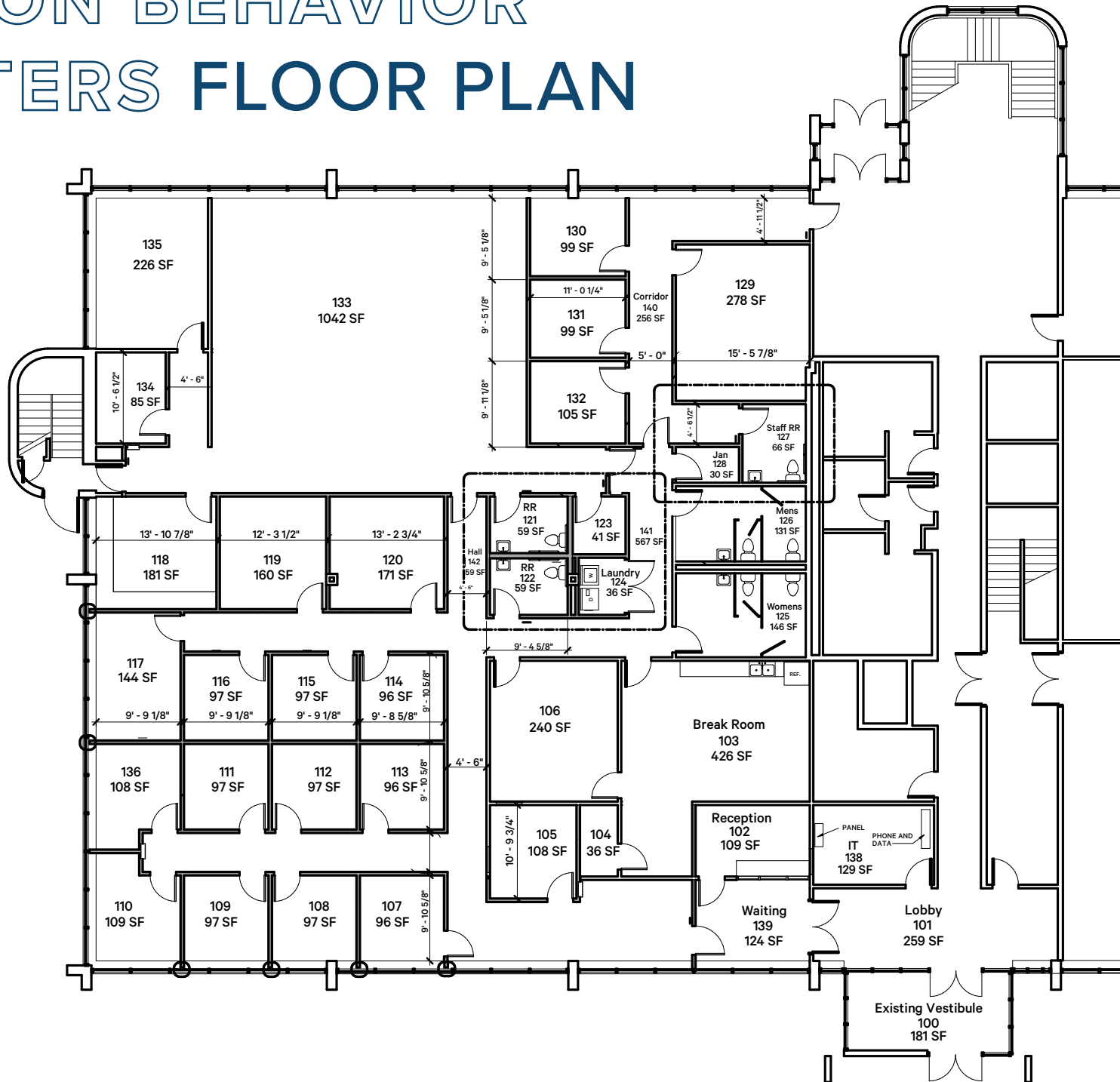


CONDO SIZE

8,750 rsf



ACTION BEHAVIOR CENTERS FLOOR PLAN





OFFERING SUMMARY



PROPERTY ADDRESS

3351 Eastbrook Dr., Unit 3
Fort Collins, CO



TENANT

Family Care Center
www.fccwellbeing.com



SALE PRICE

\$1,924,074



NOI

\$125,064.84



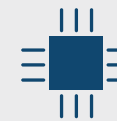
CAP RATE

6.5%



LEASE EXPIRATION

11/30/2032

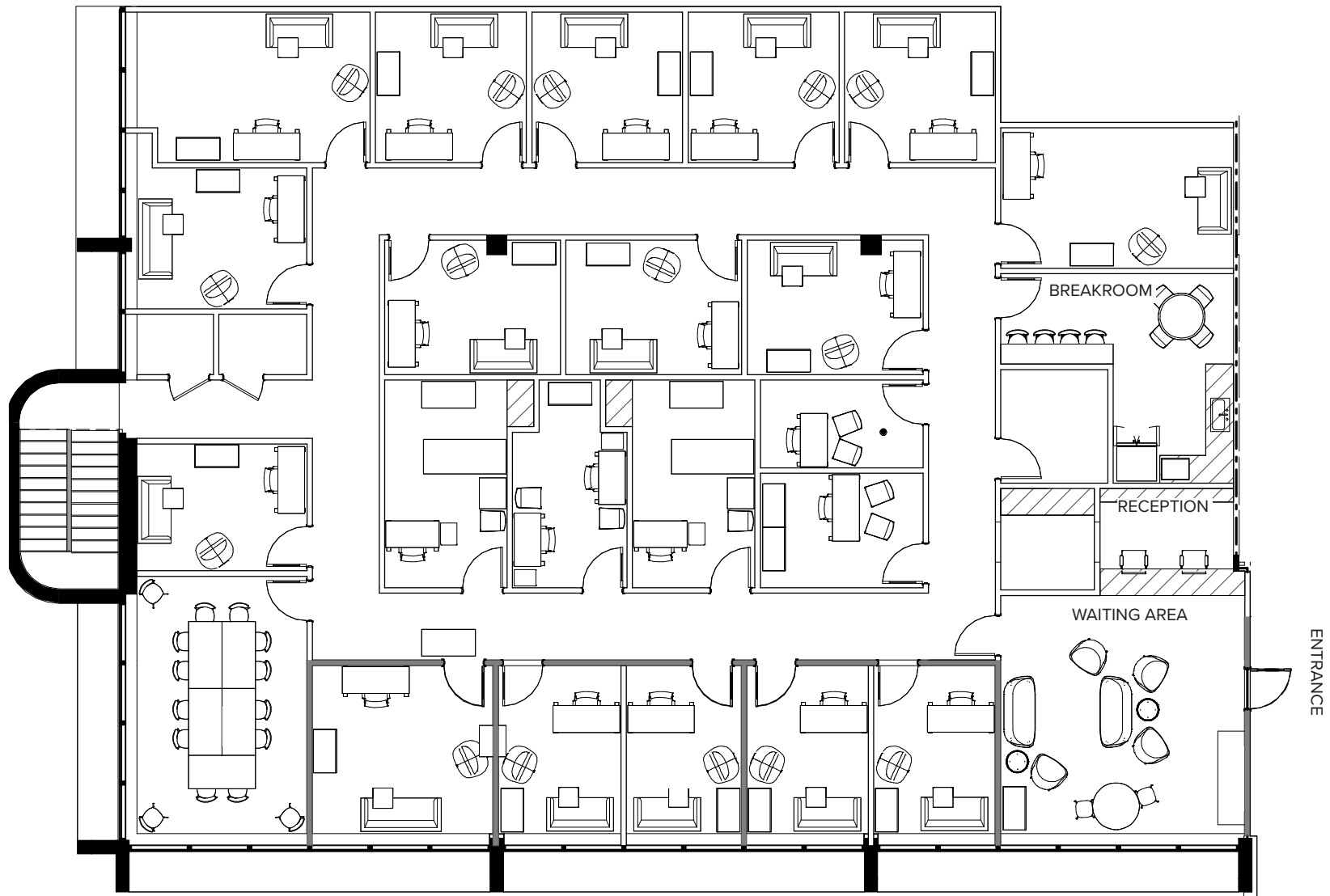


CONDO SIZE

5,726 rsf



FAMILY CARE CENTER FLOOR PLAN





AREA OVERVIEW

CITY OF FORT COLLINS

Located in northern Colorado, Fort Collins, Colorado is a vibrant city located in Colorado. It is situated north of Denver and just 24 miles south of the Wyoming border. Fort Collins is a gateway city to Northern Colorado's Rocky Mountain National Park and Roosevelt National Forest.

Nestled at the base of the Rocky Mountains, Fort Collins offers exciting recreational opportunities and is home to many outdoor attractions such as Horsetooth Reservoir and Lory State Park. There are many cultural offerings including museums and galleries. Throughout the year, live music and entertainment as well as great local dining, can be found throughout the historic downtown area. Fort Collins offers the convenience of a small town with all the amenities of a larger city. It also maintains a well-deserved reputation as one of Colorado's top craft-brewery hubs.

Fort Collins is home to Colorado State University and an outstanding public school system. Many high-tech companies including Hewlett Packard, Intel, AMD, among others, have relocated to Fort Collins to take advantage of the resources of CSU and its research facilities. Up and coming industries within the area include clean energy, bioscience, and agri-tech businesses.

The vibrant and friendly city of Fort Collins has changed and grown over the past few decades and has become one of the most welcoming cities for young professionals and families looking to put down roots in Colorado.

AREA DEMOGRAPHICS

2023 - 10 miles



POPULATION
318,095



EMPLOYEES
151,531



HOUSEHOLDS
126,366



HOUSEHOLD INCOME
117,576



**Investment
Sale**

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