

Community. Culture. Creativity.



A Rare Opportunity to Acquire a Creative, Multi-Use Venue in a Thriving College Town



1209 N. COLLEGE AVENUE,
FORT COLLINS, CO 80524

PLATINUM CRE
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EXECUTIVE SUMMARY

\$3,500,000

Price

11,021 SF

(1.64 AC) Building Size

6.56%

Cap Rate

NNN

Lease Type



Tenant

11/2032

New Lease at COE
(7-year lease)

\$229,500

Net Operating Income
(adjusted as of May 2025)

The Lyric is a Fort Collins staple since 2007, purpose-built in 2017, as a creative space that combines a music venue, theater, restaurant/bar, and community gathering place. This rare acquisition offers unmatched cultural value and a long-term income stream.

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PROPERTY HIGHLIGHTS

MULTI-USE 11,021 SF VENUE

A rare and dynamic property combining a music venue, theater, restaurant/bar, and community hangout space in one.

CREATIVE HUB FOR ARTISTS

Regularly hosts artist exhibits, performances, and events — a true cultural anchor for the area.

EXPANSIVE OUTDOOR SPACE

Includes a large yard perfect for outdoor events, casual gatherings, and flexible programming.



PRIME COLLEGE TOWN LOCATION

Ideally situated in the heart of Fort Collins, a vibrant college town with built-in foot traffic, high visibility, and a creative local culture.

BOLD, BRIGHT AESTHETIC

Eye-catching colorful interiors and exteriors make this space as visually engaging as it is functional.

VERSATILE LAYOUT

Built for flexibility, the space supports live performances, dining, gallery installations, and more.

RARE OPPORTUNITY

Properties with this level of character, versatility, and cultural relevance seldom hit the market.

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INVESTMENT HIGHLIGHTS

- NOI: \$213,000 annually
- 2024 Real Estate Taxes: \$50,070.62
- NNN Lease with Local Operator
- 7-Year Term (Expires 11/2032), brand new at COE
- Highly Engaged Community Anchor
- Property Built Specifically for Tenant (11,021 SF)
- 32 Parking Spaces (2.9:1,000 SF Ratio)
- Premier location just 7 minutes from Colorado State University campus



AERIAL MAP

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LEASE SUMMARY AND RENT SCHEDULE

Year	Period Start Date	Period End Date	Annual Base Rent
2025	01/01/2025	12/31/2025	\$229,500
2026	01/01/2026	12/31/2026	\$213,000
2027	01/01/2027	12/31/2027	\$213,000
2028	01/01/2028	12/31/2028	\$219,000
2029	01/01/2029	12/31/2029	\$219,000
2030	01/01/2030	12/31/2030	\$225,000
2031	01/01/2031	12/31/2031	\$225,000
2032	01/01/2032	12/31/2032	\$231,000



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