

# 1027 W HORSETOOTH Fort Collins, CO



Space Available:

Suite # 103, 107 & 111  
5,575 / SF

Lease Rate:

\$12.00/SF

NNN Rate:

\$11.10/SF

Equivalent Gross Monthly Rent: \$10,731.88

LARGE RESTAURANT & BAR SPACE FOR LEASE OFF HORSETOOTH

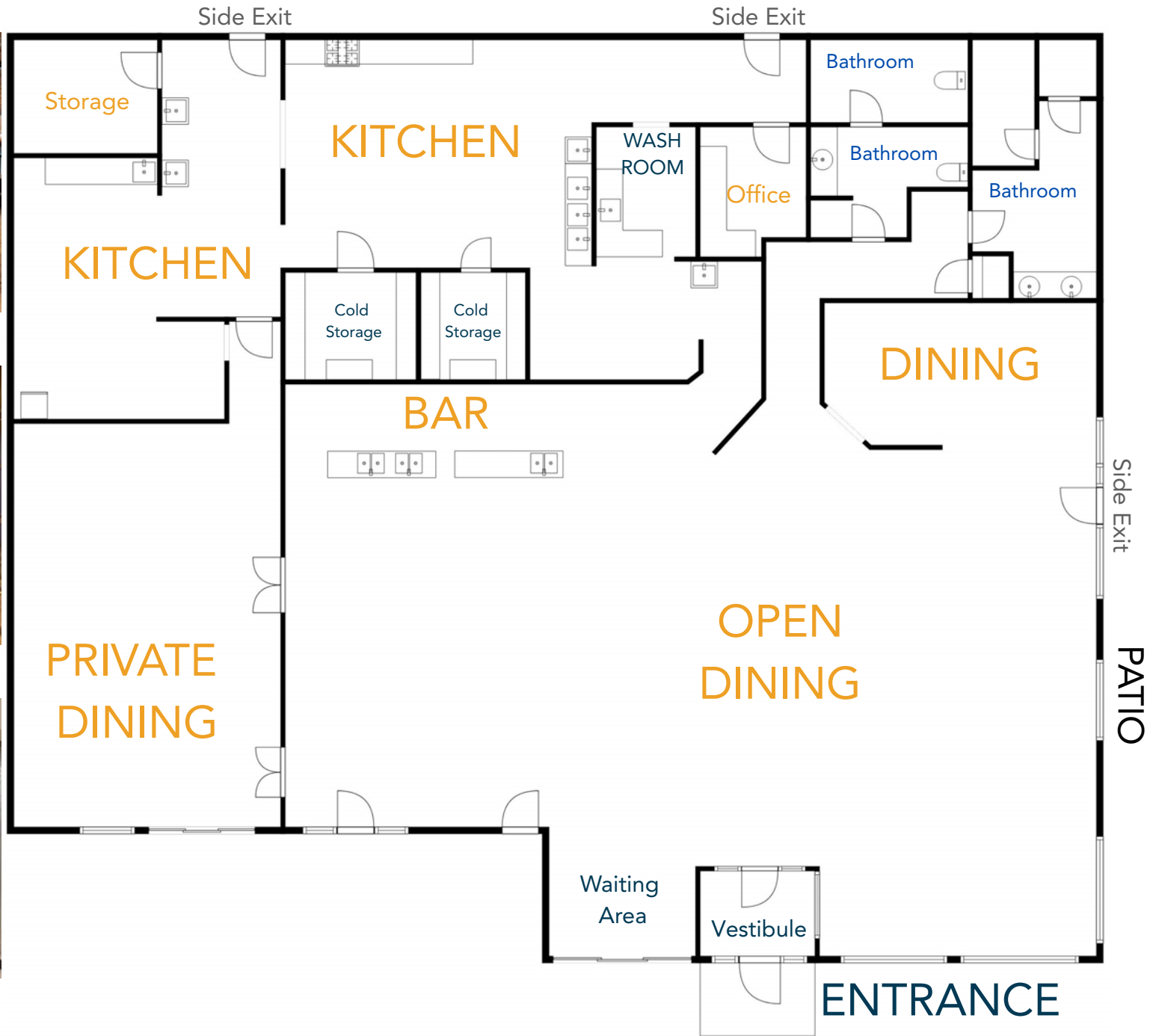
## CONTACT

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# PHOTOS & FLOORPLAN



# PROPERTY DETAILS

## UTILITY PROVIDERS

Electric	City of Fort Collins
Gas	Xcel Energy
Water & Sewer	City of Fort Collins
Trash	Republic Services
Internet	Comcast

## CONSTRUCTION

Total Building Size	15,175
Year Built	1998

## BUILDING AMENITIES

Monument Signage	Yes
Building Signage	Yes

## SITE DETAILS

Zoning	Neighborhood Commercial (NC)
Parcel #	97352-65-006

## SAFETY SYSTEMS

Fully Sprinkled	Yes
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## DEMOGRAPHICS & TRAFFIC

Median Household Income	\$73,864 (3-mi radius)
Traffic Count	24,372 approx VPD Shields & Horsetooth Rd (2025)

CoStar 2026



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**Fort Collins, CO**

 [Link to Google Maps](#)

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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.