



# JESSUP FARM

ARTISAN VILLAGE

FT COLLINS COLORADO

EST. 1882

Greetings, First and foremost, thank you for your interest in Jessup Farm Artisan Village. I look forward to sharing with you what makes our development truly one-of-a-kind and unlike anything else you will find in Northern Colorado.

Around the turn of the century, when Fort Collins was a sleepy agricultural town, Joseph and Mary Jessup purchased property east of town on the bluff above the Poudre River. Joseph built the brick farmhouse, the barn, and the other outbuildings, turning the property into a proper farmstead and the first cattle ranch in Fort Collins. The Jessup's and their sons worked the farm and owned the property into the mid 1950's. In 2011, my family purchased the land and created an innovative, adaptive reuse plan to preserve, restore, and rehabilitate the historic integrity of the Jessup's farmstead.

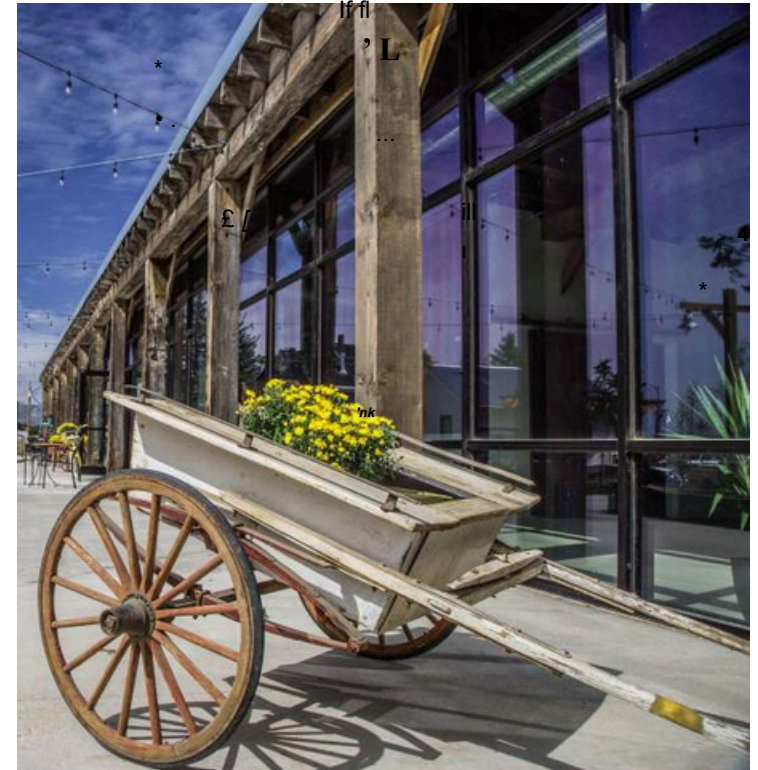
From day one, the goal was to create a distinct environment where local vendors would have the chance to share their products while creating relationships with those who visit the village. Today, Jessup Farm Artisan Village is home to a wide range of artisans and businesses that encourage neighbors and visitors to gather for a cup of coffee, a bite to eat, shopping, and so much more.

If you are interested in becoming part of this truly unique community, please send me a copy of your detailed business plan that includes the information requested on the following page. I look forward to hearing from you - see you at the farm!

Best,

**Gino Campana**

Founder and Manager, Jessup Farm LLC





Again, thank you for your interest in Jessup Farm Artisan Village! Due to the high demand for available space at Jessup Farm, we ask that all interested parties prepare and submit a detailed business plan. We feel it is mutually beneficial if you can concisely present your ideas to us and request that your business plan include the following information:

1.Executive Summary

- Objectives
- Mission Statement

2.Company Summary

- Background/History

3.Product

- Product Description
- Competitive Comparison
- Space Requirements
  - Retail, Industrial, or Both
  - Square Footage/Layout
  - Equipment Explanation
  - Marketing Strategy
  - Future Products

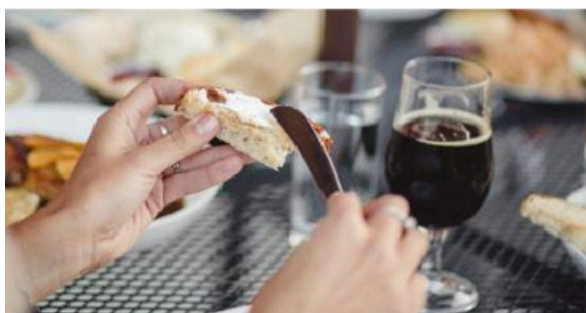
4.Financial Projections

- Baseline Numbers
  - Start Up Costs OR Past Performance
- Cash Flow Analysis
  - Reserves
  - Insurance

5.Management Summary

- Organizational Structure
  - Management Team
  - Employees

Please send a copy of your business plan, including the information requested above, to [gcampana@bellisimoinc.com](mailto:gcampana@bellisimoinc.com). If you have any additional questions, please feel free to reach out to our office directly at 970.229.5900.



**1829 Jessup Drive Ste 120**  
Fort Collins, Colorado 80525

Maurizio Campana  
970-412-4029



## PROPERTY FEATURE

A BLANK CANVAS FOR NEW CONSTRUCTION IN JESSUP FARM, WHERE VISION MEETS COMMUNITY. THIS OPPORTUNITY ALLOWS YOU TO SHAPE A UNIQUE SPACE WITHIN ONE OF NORTHERN COLORADO'S MOST DISTINCTIVE NEIGHBORHOODS. EXCELLENT OPPORTUNITY WITH GREAT VISIBILITY AND EXPOSURE TO TIMBERLINE ROAD.

BUILDING SF: 4,841 SF

AVAILABLE SPACE: 1,438

YEAR OF BUILDING 2026

LEASE RATE: \$24/SF

NNN: \$14.33/ SF

TERM: 3+ YEARS

TI ALLOWANCE: NEGOTIABLE

NO. OF FLOORS: 1

PARKING: 3 DEDICATED





# BUCKING HORSE<sup>®</sup>



Maurizio Campana  
970-412-4029





**1829 Jessup Drive Ste 120**  
**Fort Collins, Colorado 80525**

**Maurizio Campana**  
**970-412-4029**



**Traffic Volume Totals 35,000+ Vehicles Daily**

For more information, please contact:

Maurizio Campana  
970-412-4029  
maurizioc@bellisimoinc.com

3702 Manhattan Avenue Ste 201  
Fort Collins, Colorado 80526