

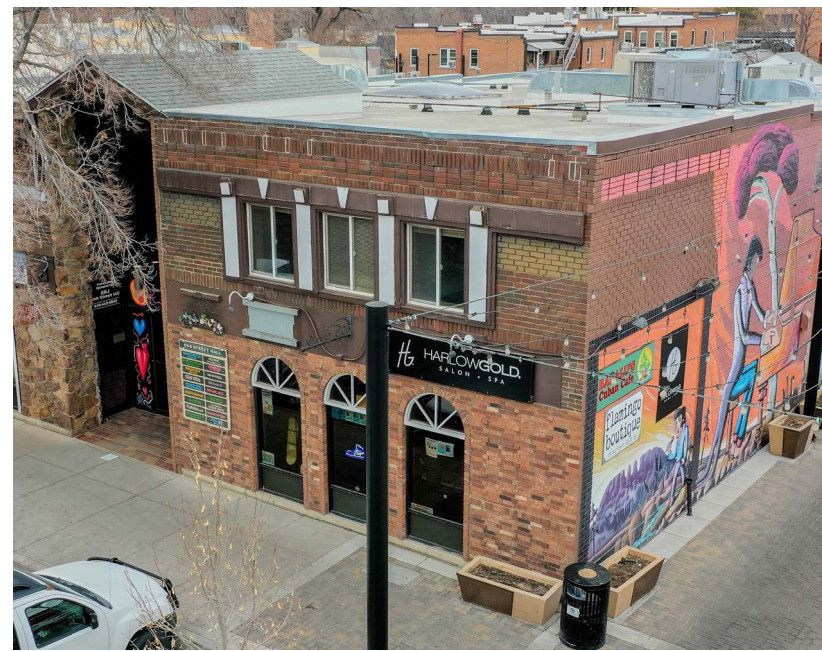


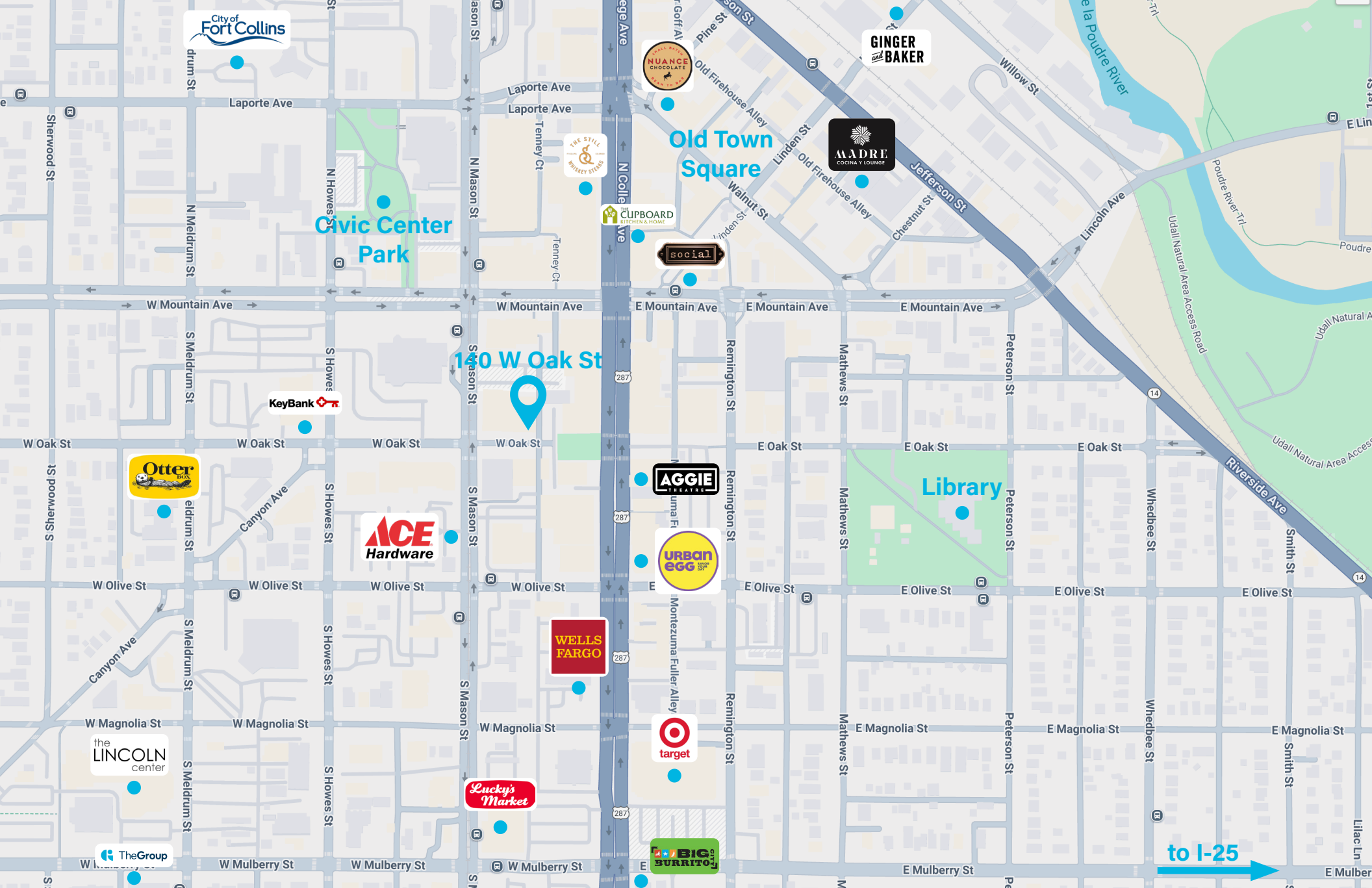
SALE OVERVIEW

- Convenient downtown location
- Adjacent to Oak Street Plaza
- Zoning - D - Downtown
- Fully leased
- High volume of pedestrians

| | |
|--------------------|-----------------------|
| Price: | \$2,200,000 |
| Price/SF: | \$199.23 |
| Building | Size: 13,050 SF |
| Number of Tenants: | 18 |
| Lot Size: | 0.18 AC |
| Year Built: | 1925 |
| Building Height: | 2 Stories |
| Zoning: | D (Downtown District) |







City of Fort Collins

Civic Center Park

Old Town Square

Library

140 W Oak St

to I-25

 **TheGroup**
COMMERCIAL

Jason Billings
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www.RealEstateFortCollins.com



RENT ROLL

140 Oak Street

Total RSF

| Tenant | Expiration Date | Monthly Rent | Annual Rent |
|-------------------------------|-----------------|--------------------|---------------------|
| 110 Flamingo | Jan 2027 | \$2,097.00 | \$25,164.00 |
| 120 Babalu's | Jan 2027 | \$872.00 | \$10,464.00 |
| 130 Babalu's | Jan 2027 | \$1,278.00 | \$15,336.00 |
| 140 Harlow Gold (240 & 260) | Jul 2028 | \$2,275.00 | \$27,300.00 |
| 150 BIPOC | Sept 2026 | \$2,930.00 | \$35,160.00 |
| 160 Frida Azul | Available | \$1,594.00 | \$19,128.00 |
| 170 Flamingo | Jan 2027 | \$1,500.00 | \$18,000.00 |
| 210 Fort Collins Garage Doors | Jan 2027 | \$820.00 | \$9,840.00 |
| 210 B&A Ventures | Mar 2028 | \$820.00 | \$9,840.00 |
| 220 Sustainscape | Mar 2026 | \$660.00 | \$7,920.00 |
| 230 Oak Street Vintage | Jan 2027 | \$1,200.00 | \$14,400.00 |
| 250 Surrenderance | Jan 2026 | \$700.00 | \$8,400.00 |
| 270 Wayfaring Stranger Tattoo | Mar 2027 | \$770.00 | \$9,240.00 |
| 280 Hygieia Equilibrium | Jan 2027 | \$950.00 | \$11,400.00 |
| 290A Flamingo | Jan 2027 | \$325.00 | \$3,900.00 |
| 290B iCandy | Dec 2026 | \$424.00 | \$5,088.00 |
| 290C Hygieia Equilibrium | Jan 2027 | \$200.00 | \$2,400.00 |
| 295 Gypsy Soul | Jan 2027 | \$450.00 | \$5,400.00 |
| Totals | | \$19,865.00 | \$238,380.00 |

Rentable Square Footage Calc

| | |
|-------------------|--------|
| Gross Building SF | 13,050 |
| Usable SF | 9,852 |

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FINANCIAL SUMMARY

Conceptual/Estimated Operating Expenses

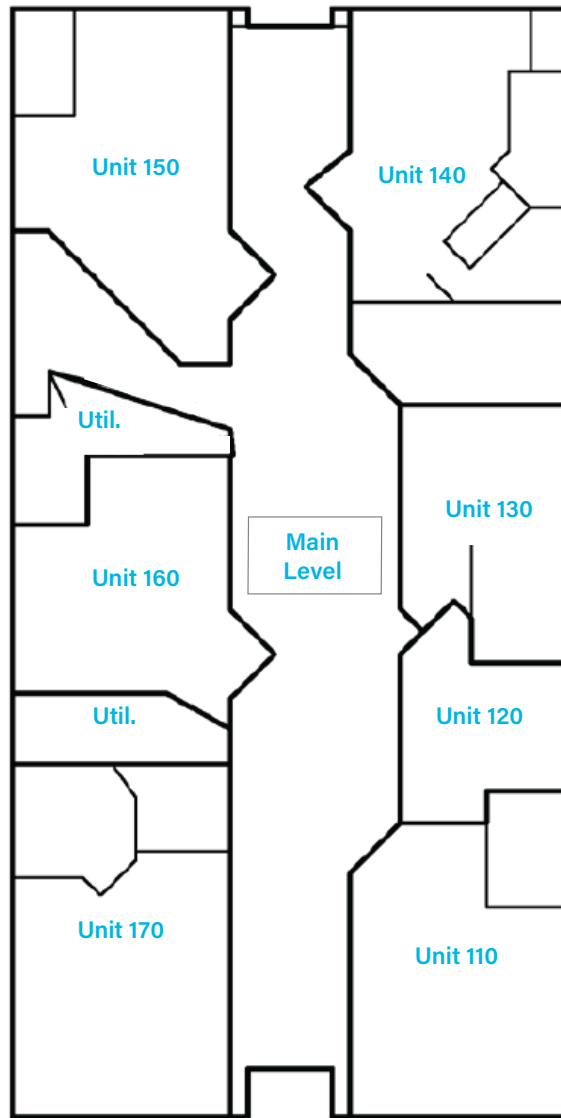
| | |
|------------------------|--------------|
| Insurance | \$17,341.00 |
| Real Estate Tax | \$78,222.24 |
| Maintenance | \$8,980.00 |
| Utilities | \$23,081.00 |
| Total Estimated Op Ex. | \$127,624.24 |

Conceptual/In-Place NOI

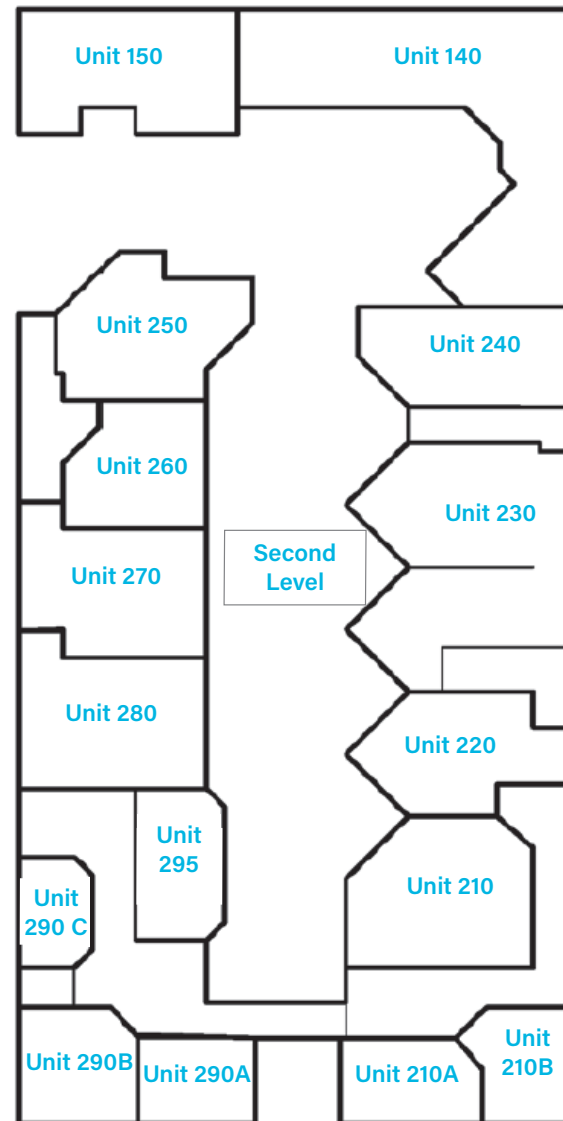
| | |
|----------------------------|--------------|
| Gross Rental Income | \$238,380.00 |
| Estimated Op Ex. | \$127,624.24 |
| Net Operating Income (NOI) | \$110,755.76 |



FIRST FLOOR



SECOND FLOOR



ZONING INFORMATION

D - Downtown District

The Fort Collins Downtown District zone is intended to provide a concentration of retail, civic, employment and cultural uses in addition to complementary uses such as hotels, entertainment, and housing, located along the backdrop of the Poudre River Corridor. It is divided into nine subdistricts as depicted below. The development standards for the Downtown District are intended to encourage a mix of activity in the area while providing for high-quality development that maintains a sense of history, human scale, and pedestrian-oriented character.

