

FOR LEASE

CAMPUS WEST RETAIL

1113 W. ELIZABETH STREET

Fort Collins, CO 80521

PRESENTED BY:

COBEY WESS

Vice President, Northern Colorado Division

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OFFERING SUMMARY

| | |
|--|--|
| AVAILABLE: 1113 W ELIZABETH | 1,500 - 3,096 SF \$18.00 SF/Yr {NNN} NNN = \$10.00 |
| ZONING: | Commercial |
| MARKET: | Northern Colorado |
| SUBMARKET: | Fort Collins |

PROPERTY OVERVIEW

Popular shopping center adjacent to Colorado State University Campus, directly across from Moby Gym, football practice field and the new CSU on campus stadium. The center has a complimentary tenant mix with a variety of eateries and unique retail stores. Space at Campus West is always in high demand and tenant turnover is rare. There are new, high density student housing projects across the street.

PROPERTY HIGHLIGHTS

- Adjacent to CSU campus
- 1113 W Elizabeth has a large, visible storefront and can be divided for the right user (no food service)
- Competitive lease rates
- strong foot and vehicle traffic

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CURRENT TENANTS

| SUITE | TENANT | SIZE |
|-------------------------------|-----------------------------|------------------|
| 1205 W. Elizabeth Street, A | Jaw's Sushi | 1,539 SF |
| 1205 W. Elizabeth Street, B | La Manna Mexican Restaurant | 1,293 SF |
| 1205 W. Elizabeth Street, C | Jim's Wings | 2,810 SF |
| 1205 W. Elizabeth Street, I | Blurred Words | 1,730 SF |
| 1205 W. Elizabeth Street, E | Rush Bowls | 1,242 SF |
| 1205 W. Elizabeth Street, F | Lucky 27 Social Club | 1,102 SF |
| 1101 W. Elizabeth Street | Subway | 2,178 SF |
| 1103 W. Elizabeth Street | Butters Restaurants | 1,991 SF |
| 1109 W. Elizabeth Street | Waltzing Kangaroo | 1,220 SF |
| 1110 W. Elizabeth Street | Rush Bowls | 1,299 SF |
| 1111 W. Elizabeth Street | Rocky Mountain Bagel Works | 1,719 SF |
| 1113 W. Elizabeth Street | Available | 1,500 - 3,096 SF |
| 1119-1121 W. Elizabeth Street | Solana Tattoo Company | 2,170 SF |
| 1123 W. Elizabeth Street | Paradise Nail Salon | 1,696 SF |
| 1125 W. Elizabeth Street | Coloroom Aveda Salon | 1,085 SF |
| 1129 W. Elizabeth Street | Momo Lolo Coffee | 1,673 SF |
| 1112 W. Elizabeth Street | Molly's Salon | 715 SF |
| 1118 W. Elizabeth Street | Spoons, Soups & Salads | 1,847 SF |
| 1122 W. Elizabeth Street | Cook Click Cafe | 2,008 SF |

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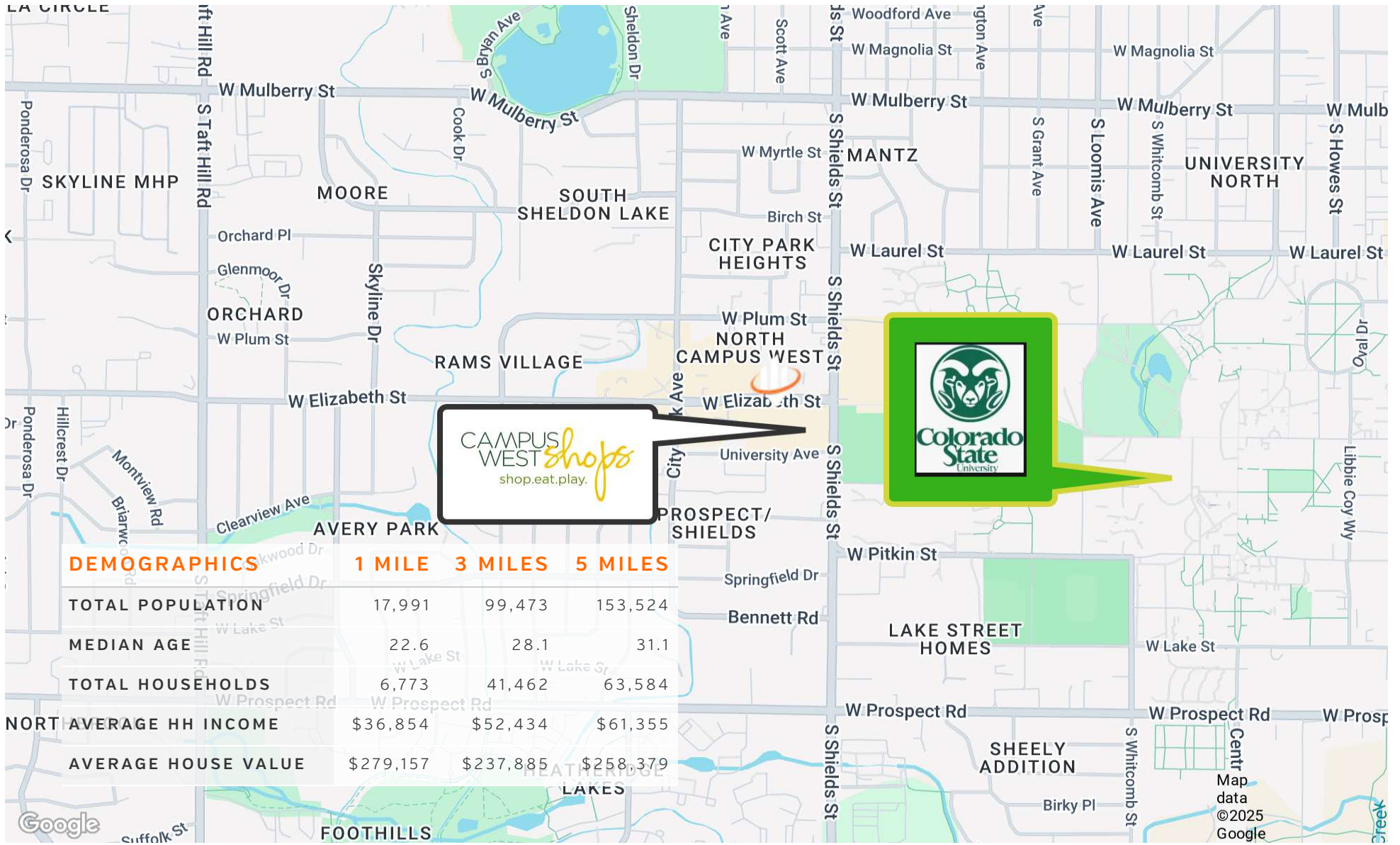
| SUITE | TENANT | SIZE |
|-------------------------------|-----------------------|----------|
| 1124-1128 W. Elizabeth Street | Krazy Karl's Pizza | 3,609 SF |
| 1213 W. Elizabeth Street, A | Road 34 Deli & Tavern | 3,190 SF |
| 1213 W. Elizabeth Street, B | Road 34 Bike Shop | 1,498 SF |
| 829 S. Shields Street, #100 | The Marmot | 3,344 SF |
| 829 S. Shields Street, #300 | Teriyaki Wok II | 2,358 SF |

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