

FOR LEASE

CAMPUS WEST RETAIL

1113 W. ELIZABETH STREET
AND
1205-I W. ELIZABETH STREET
Fort Collins, CO 80521

PRESENTED BY:

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1113 W Elizabeth - storefront



Campus West Shops - south side

OFFERING SUMMARY

1205-I W ELIZABETH SUBLEASE	1,866 SF \$14.00 SF/yr {NNN} NNN = \$8.00
1113 W ELIZABETH	2,000 - 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 high density student housing projects in close vicinity and thirty diverse tenants, offering a wide range of products and services.

PROPERTY HIGHLIGHTS

- Adjacent to CSU campus
- Array of restaurants and retail shops
- Benefits from CSU campus activity and sporting events
- Competitive lease rates
- Strong foot and vehicle traffic

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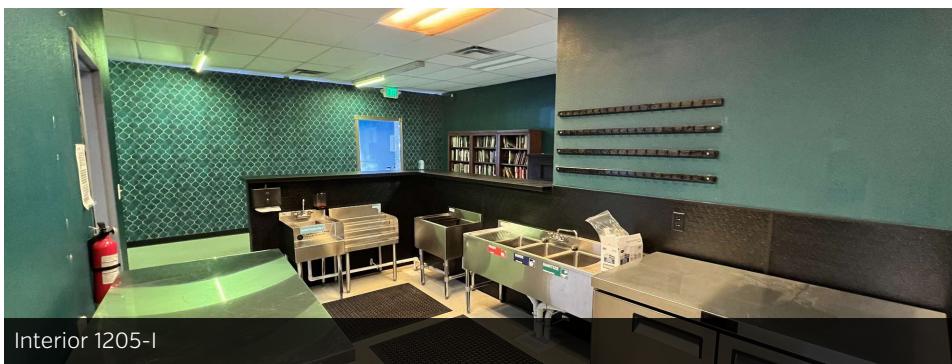
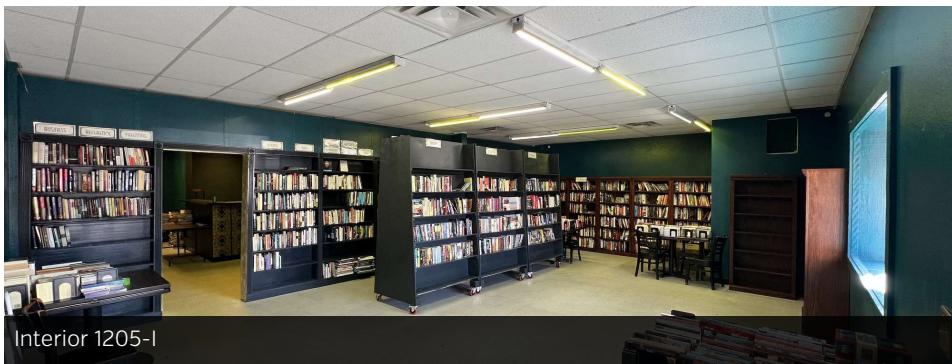


SUITE	TENANT
1205 W. Elizabeth Street, A	Jaw's Sushi
1205 W. Elizabeth Street, B	La Manna Mexican Restaurant
1205 W. Elizabeth Street, C	Jim's Wings
1205 W. Elizabeth Street, E	Rush Bowls
1205 W. Elizabeth Street, F	Lucky 27 Social Club
1101 W. Elizabeth Street	Subway
1103 W. Elizabeth Street	Butters Restaurant
1109 W. Elizabeth Street	Waltzing Kangaroo
1111 W. Elizabeth Street	Rocky Mountain Bagel Works
1112 W. Elizabeth Street	Molly's Salon
1118 W. Elizabeth Street	Spoons, Soups & Salads
1119-1121 W. Elizabeth Street	Solana Tattoo Company
1122 W. Elizabeth Street	Chulo Cuisine of Nepal and India
1123 W. Elizabeth Street	Paradise Nail Salon
1124-1128 W. Elizabeth Street	PIZZA
1125 W. Elizabeth Street	Coloroom Aveda Salon
1129 W. Elizabeth Street	Lima Coffee Roasters
1213 W. Elizabeth Street, A	Road 34 Deli & Tavern
1213 W. Elizabeth Street, B	Road 34 Bike Shop
829 S Shields Street, #100	The Marmot Brewery
829 S Shields Street, #300	Teriyaki Wok II

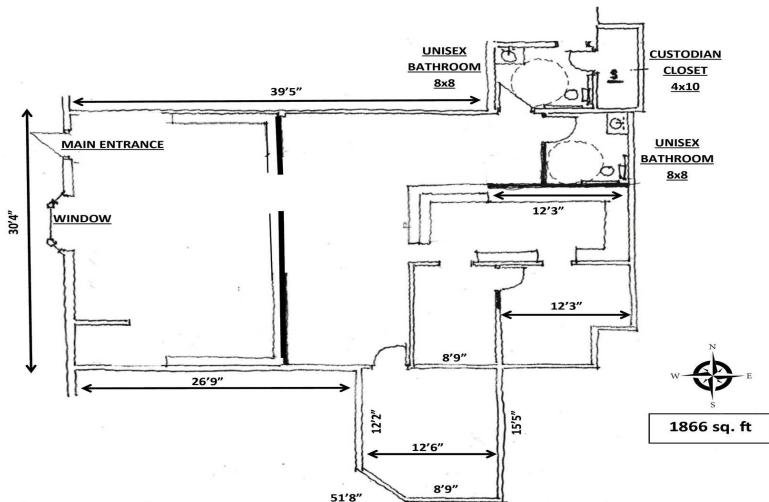
SUITE	SIZE	TYPE	RATE	DESCRIPTION
1113 W. Elizabeth Street	2,000 - 3,096 SF	NNN	\$18.00 SF/yr	This is a large, open space that is divisible between 2,000 - 3,096 SF. It has the longest, most visible storefront in the entire center. It's flexible for a variety of uses, except restaurants.
1205 W. Elizabeth Street, I	1,866 SF	NNN	\$14.00 SF/yr	Unit 1205 I is located on the west side of building 1205 and would be a good fit for a business operates by appointment or destination similar to game or escape room, yoga, wellness, massage or office/design space. New ADA restroom.

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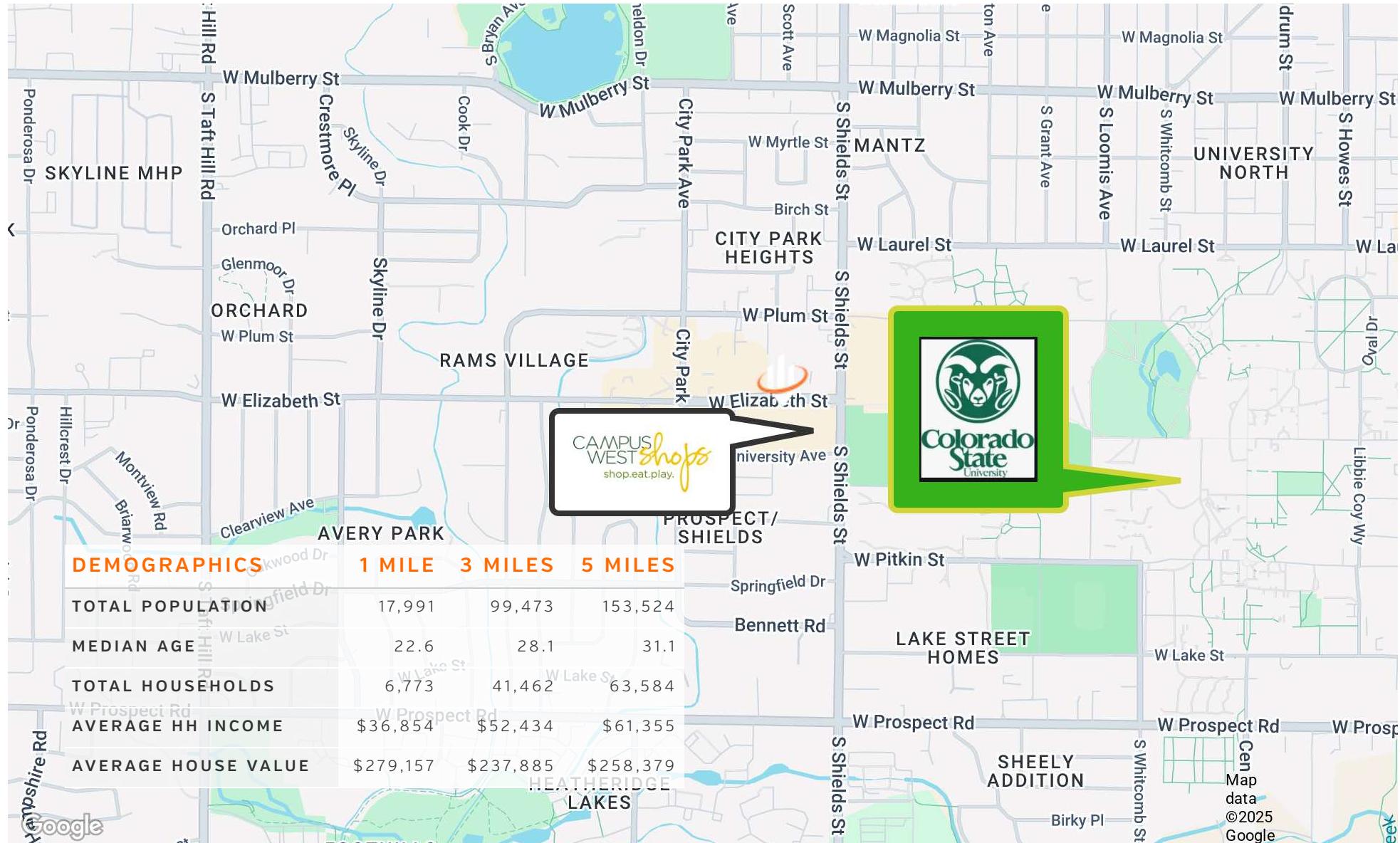
1205 - 1 W Elizabeth entrance, facing west



Floor plan 1205-1

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