



2531 S Shields, Suite 2K

Fort Collins, CO 80526



FOR LEASE · RETAIL / RESTAURANT

Turn-key restaurant and food-service space for lease at Raintree Village Shopping Center.

1,800 SF

SPACE AVAILABLE · SUITE 2K

\$22.00/SF

BASE RENT (NNN)

\$12.96/SF

NNN RATE

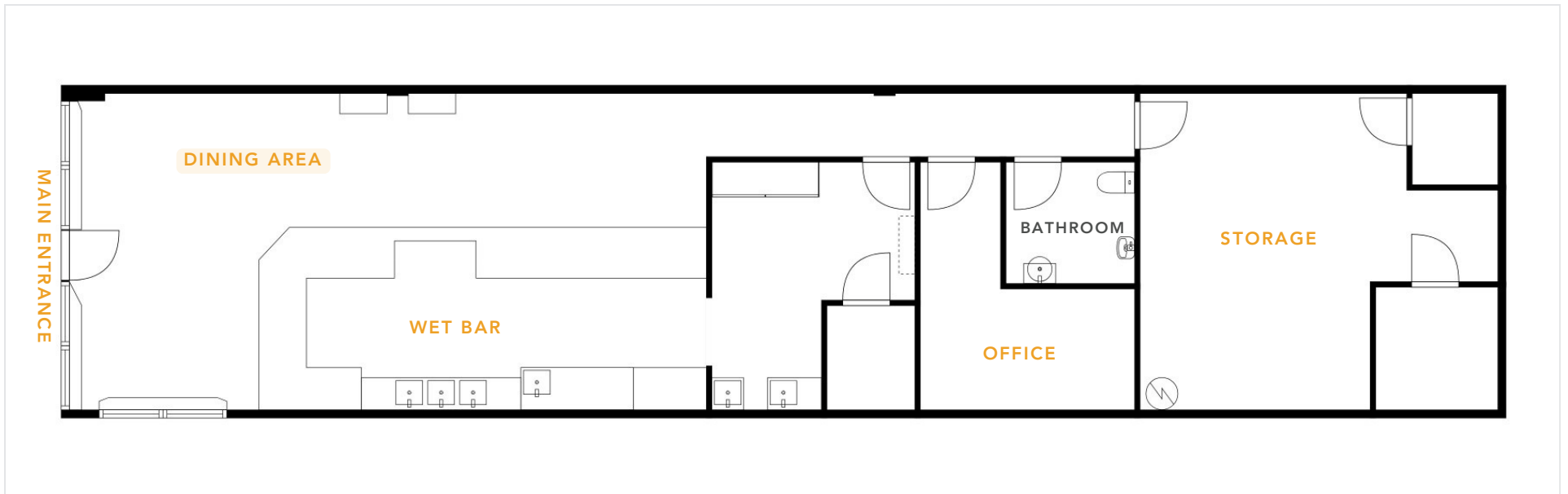
\$5,244.00

EQUIV. GROSS MONTHLY RENT

A closer look



FLOOR PLAN



PROPERTY DETAILS

The particulars

LEASE

Base rent	\$22.00 / SF (NNN)
NNN (est.)	\$12.96 / SF
Available SF	1,800 SF · Suite 2K
Equiv. gross monthly rent	\$5,244.00
Available	September 1, 2026

SITE DETAILS

Zoning	Neighborhood Commercial (NC)
Parcel #	9722416006
Parking	Open, ample

PROPERTY & STRUCTURE

Property type	Retail
Format	Multi-tenant center
Center	Raintree Village
Ideal user	Restaurant / food service

LEASING & LEGAL

Lease type	NNN
Deal type	For lease
Use restrictions	None

BUILDING FEATURES

Air conditioning (HVAC)	Yes
Heating	Yes
Fully sprinkled	Yes
Monument signage	Available
Building signage	Available

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.

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