

Campus West Elizabeth Retail

1501 W. Elizabeth St., Fort Collins, CO

PRICE REDUCED! ~~\$6,500,000~~ \$6,250,000



For Sale



**COLDWELL
BANKER
REALTY**

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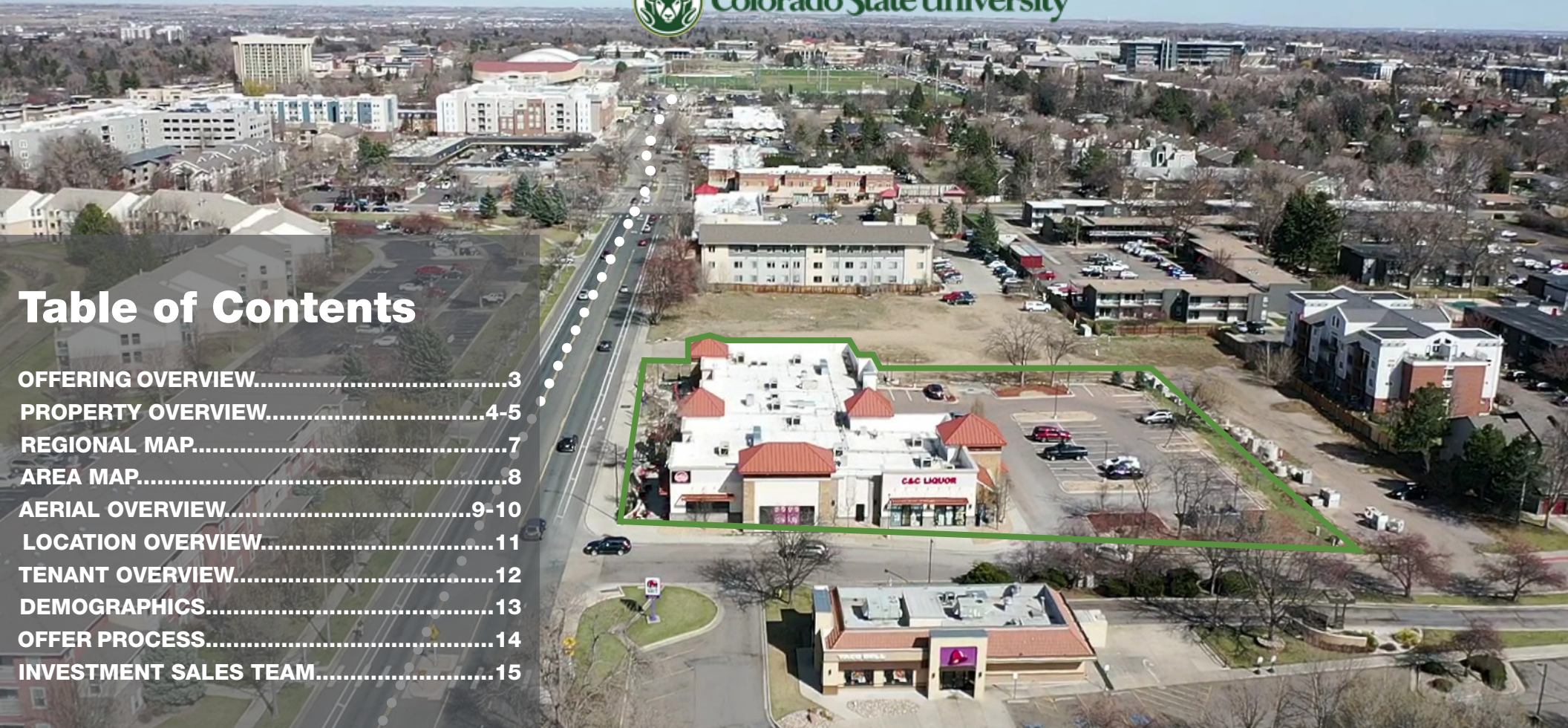


Table of Contents

OFFERING OVERVIEW.....3

PROPERTY OVERVIEW.....4-5

REGIONAL MAP.....7

AREA MAP.....8

AERIAL OVERVIEW.....9-10

LOCATION OVERVIEW.....11

TENANT OVERVIEW.....12

DEMOGRAPHICS.....13

OFFER PROCESS.....14

INVESTMENT SALES TEAM.....15

Exclusively Marketed For Sale By



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Confidentiality Agreement & Offering Disclosure

The information contained herein is proprietary and strictly confidential, and is intended to provide general information that prospective purchasers may use to determine whether to pursue negotiations to acquire the subject property. This information should not be made available to any other persons without the express written consent of LC Real Estate Group, LLC. The information included herein has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. LC Real Estate Group, LLC makes no representation or warranty, expressed or implied, in regard to all material information regarding the subject property, and it is not a substitute for a thorough investigation of the actual property, the tenants, the operating history, financial reports, leases, square footage, age, the presence of any environmental conditions or hazards, the property's compliance or lack thereof with respect to any local, city, county, state or Federal regulation, or any other aspect of the property.



Campus West Elizabeth Shopping Center Fort Collins, Colorado

+/- 15,612 SF Retail | Neighborhood Shopping Center in Campus West, Fort Collins

Coldwell Banker Realty and LC Real Estate Group are pleased to present the opportunity to purchase the Campus West Elizabeth Marketplace Retail Shops. An exciting investment opportunity located at 1501 W. Elizabeth Street in Fort Collins, Colorado. This property offers +/- 15,700 SF of retail spaces in the highly sought-after Fort Collins Marketplace. This property presents a lucrative option for investors looking to add a prime retail asset to their portfolio. Situated directly off West Elizabeth, within walking distance to Colorado State University, the location enjoys high visibility and convenient access for both tenants and customers alike. Don't miss the chance to own a piece of this thriving retail hub in Fort Collins. With a strong tenant lease summary and potential future expansion opportunities, the Campus West Marketplace Shops offer both stability and growth potential.

PROPERTY OVERVIEW

CAMPUS WEST RETAIL

1501 W. Elizabeth St.
Fort Collins, CO





CAMPUS WEST RETAIL

1501 W. Elizabeth St.
Fort Collins, CO

1501 W. Elizabeth St., Fort Collins, CO 80521

Legal	LOT 1, DIAMOND SHAMROCK CORNER STORE SUB, FTC
Parcel Number	9715440001 (Larimer County Assessor)
Rentable Square Footage (Expandable)	63,598 SF
Year of Construction	2015
Property Type	Commercial
Parking	On-Site Parking Lot
Acreage	1.46 Acres (63,598 SF)
Construction	Masonry
Roof	Tar and gravel
Zoning	(CC) County Commercial
HVAC	Complete HVAC
Utilities	Water - City of Fort Collins Sewer - City of Fort Collins Natural Gas - Xcel Energy Electricity - City of Fort Collins Telephone - Multiple Providers
Tax Year	2023 (Due 2024)
Mill Levy	91.295
Assessed Value	\$689,102
Estimated 2023 Tax Liability	\$62,911.55

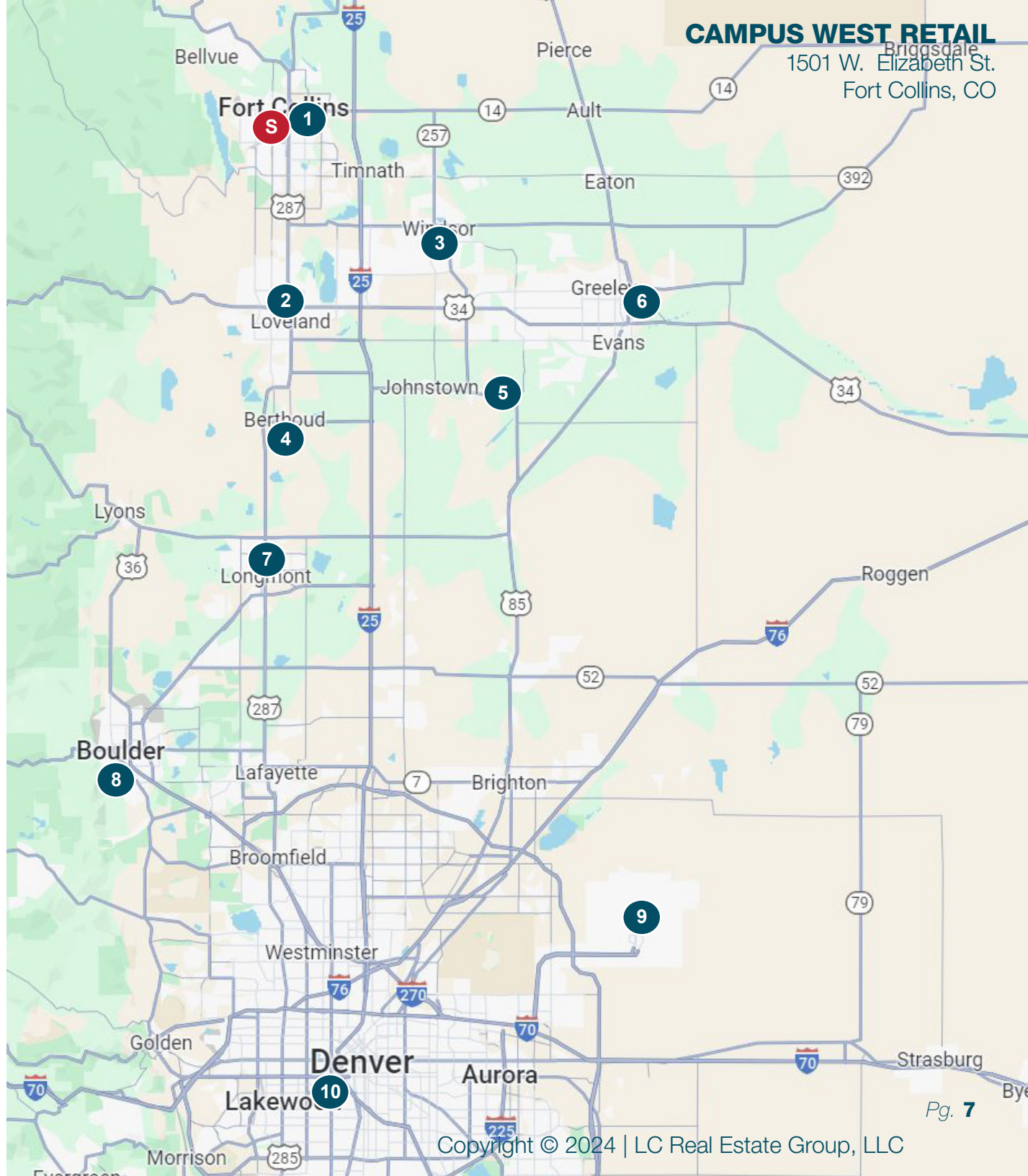
PROPERTY LOCATION



PROPERTY LOCATION

REGIONAL MAP

- S Campus West Retail**
- 1 Downtown Fort Collins**
5 Minutes | 2.0 Miles S
- 2 Loveland**
30 Minutes | 16 Miles S
- 3 Windsor**
30 Minutes | 19 Miles SE
- 4 Berthoud**
35 Minutes | 22 Miles S
- 5 Johnstown**
35 Minutes | 27 Miles SE
- 6 Greeley**
45 Minutes | 32 Miles SE
- 7 Longmont**
50 Minutes | 30 Miles S
- 8 Boulder**
70 Minutes | 45 Miles SW
- 9 Denver International Airport (DIA)**
70 Minutes | 71 Miles SE
- 10 Denver**
70 Minutes | 65 Miles S



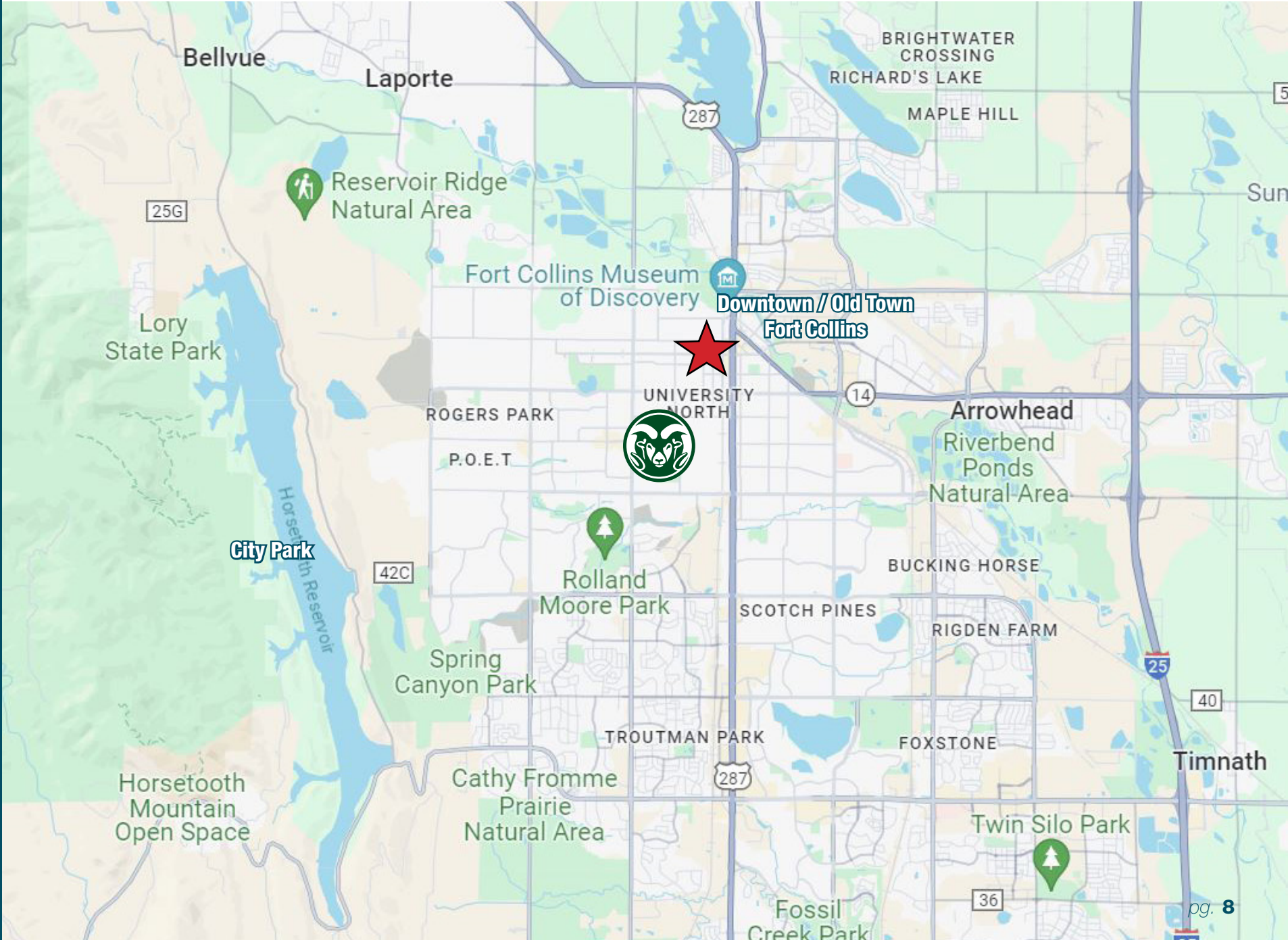
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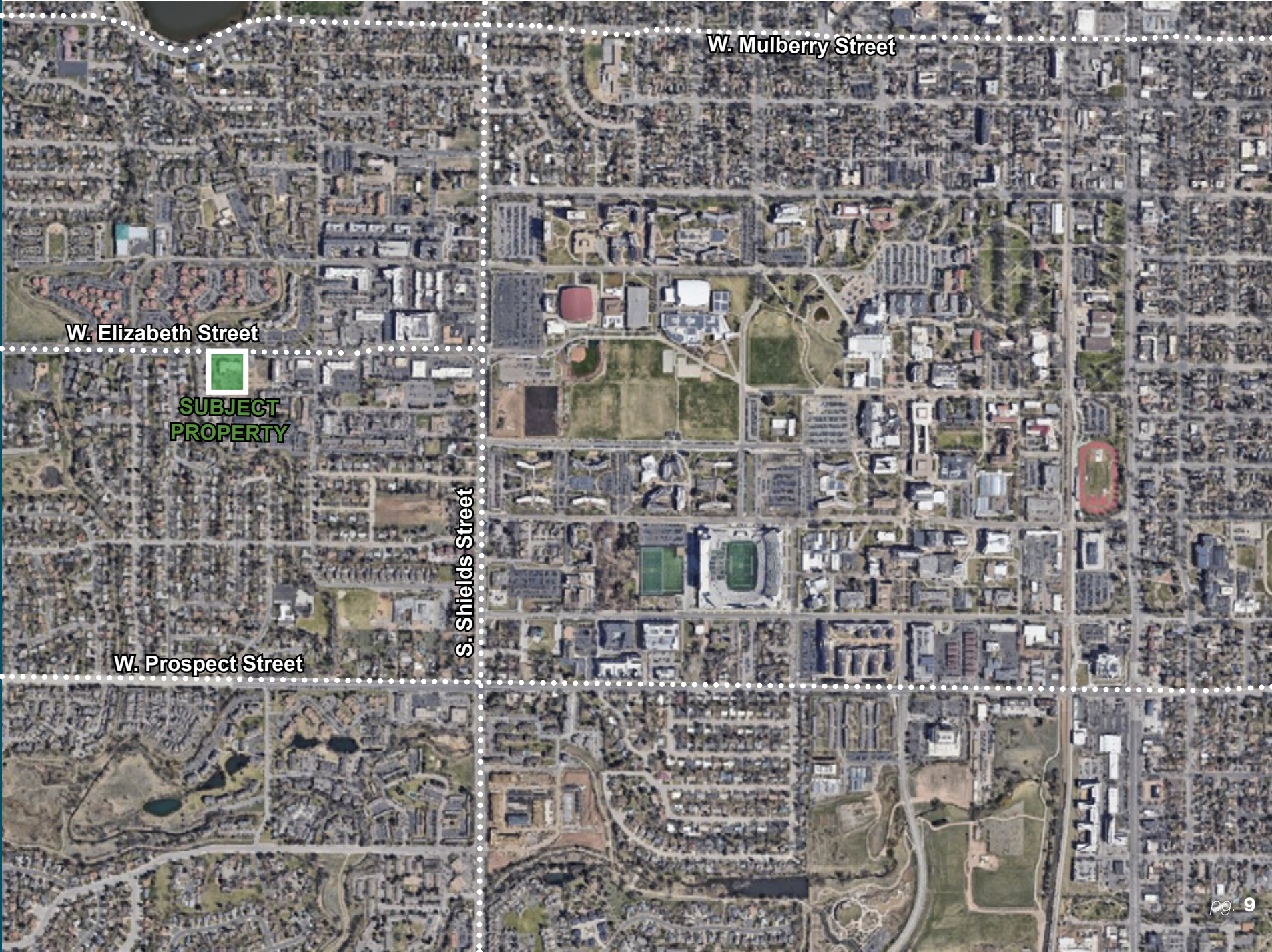
CAMPUS WEST RETAIL

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Fort Collins, CO

AREA MAP



AERIAL OVERVIEW



CAMPUS WEST RETAIL

1501 W. Elizabeth St.
Fort Collins, CO

AERIAL OVERVIEW





CAMPUS WEST HIGHLIGHTS

Colorado State University & Fort Collins, CO

CAMPUS WEST RETAIL

1501 W. Elizabeth St.
Fort Collins, CO

The area just West of Colorado State University's bustling campus is affectionately known and referred to as "Campus West". This area is within walking distance to the University, and has wonderful views of the surrounding Fort Collins foothills. This area boasts a fantastic mix of local shops, restaurants, student amenities, and national retail/restaurants. With the Aggie "A" as the backdrop, this is one of Fort Collins' most visited areas for retail/restaurant and social amenities close to the fast growing campus of Colorado State University.

Area Highlights

- Favorable mix of demographics boasting high traffic from full-time Fort Collins residents and Colorado State University student body
- High student housing surrounding and supporting the established retail/restaurant locations
- Recent developments in Multi-Family housing including The District at Campus West
- Walking distance to Colorado State University's flagship campus in Fort Collins - one of the nation's top public "Tier 1 Research" universities
- High traffic from thriving student body with a five-year average enrollment of more than 33,400 students
- Beautiful surroundings with Fort Collins foothills and recreation highly accessible



TENANT OVERVIEW - CAMPUS WEST RETAIL

FULLY LEASED RETAIL CENTER

Tenants Include:

- Munchies Super Market
- SubZero Nitrogen Ice Cream
- Tecate Grill
- C&C Liquor
- Sherpa Grill 2

Note: Owner is willing to share all leases/rent rolls with LOI or approved buyer.



Demographic Graphics (Esri 2023)

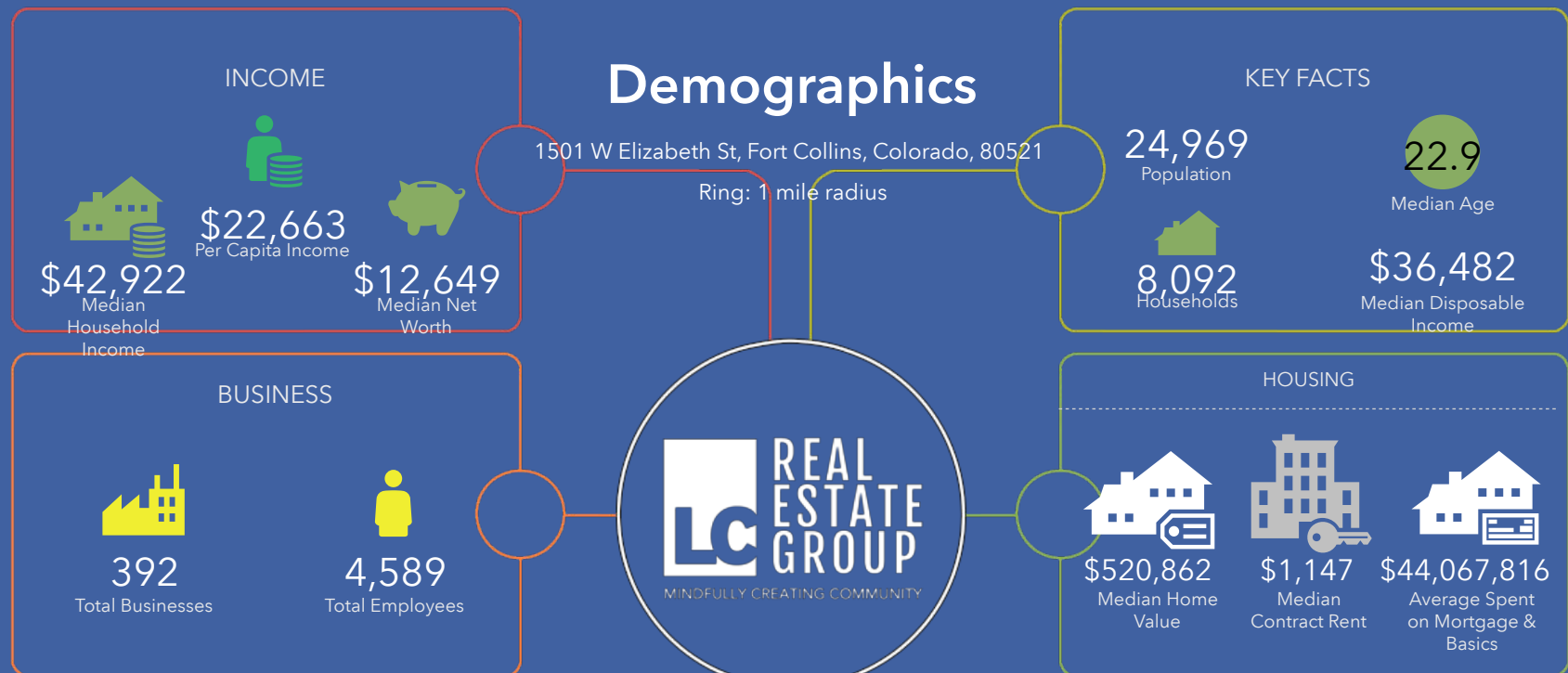
1501 W Elizabeth St, Fort Collins, Colorado, 80521 (1 mile)

Ring: 1 mile radius

Prepared by Esri

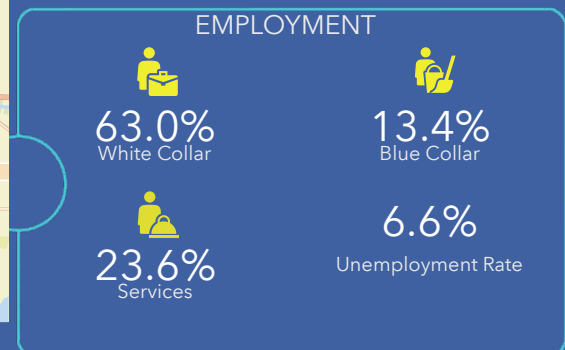
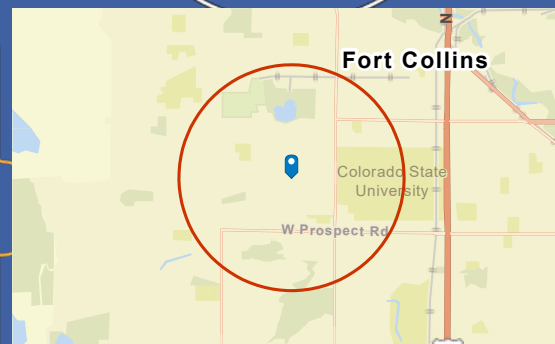
Latitude: 40.57423

Longitude: -105.10331



Tapestry-segments

14C DORMS TO DIPLOMAS 3,948 households	48.8% of Households	▼
14E COLLEGE TOWNS 2,883 households	35.6% of Households	▼
8B EMERALD CITY 705 households	8.7% of Households	▼



FOOTNOTES

Source: Esri as of Q1 2024

PRICING

+/- 15,612 SF of retail shops in well known and central Campus West Retail as listed for sale for \$6,250,000.

Seller shall review and respond to all offers as received.

Offers are to be submitted to:

dallas@lcrealestategroup.com and nathan@lcrealestategroup.com

CONTRACT WRITING INSTRUCTIONS

Seller	KAPOOR SAPAN
Property Address	1501 W. ELIZABETH STREET FORT COLLINS, CO 80521
Legal	LOT 1, DIAMOND SHAMROCK CORNER STORE SUB
Title Company	Land Title Guarantee Company
Earnest Money	\$134,000 Minimum



MINDFULLY CREATING COMMUNITY

INVESTMENT SALES

LC REAL ESTATE GROUP IS FOCUSED ON CREATING OPPORTUNITIES AND WEALTH FOR THOSE WE TOUCH THROUGH OUR WORK.

Our brokerage team has completed over \$300 million in investment sales and transactions and have an extensive investor base , including local, national, public and private investors, owner-users and developers.

Our team has assisted investors in a variety of transaction types including but not limited to:

- ✓ Apartments
- ✓ Industrial buildings
- ✓ Medical and multi-tenant office
- ✓ Retail shopping and strip centers
- ✓ Self-storage facilities

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