



Building Facade Improvements Just Completed!

1228 - 1232 West Elizabeth Street
FORT COLLINS, COLORADO

Campus Village is a mature shopping center located within walking distance to Colorado State University. High profile, highly visible property located just west of the busy intersection of West Elizabeth Street and South Shields Street. There are 4,200 student housing units in the neighborhood bringing more pedestrians and traffic to the area.



PROPERTY DETAILS:

Available Unit: Unit C1 - 1,382 SF

Lease Rate: \$18.00/SF NNN

NNN's: \$8.50 PSF (2022 estimates)

Building Size: 26,012 SF

Parking: 105 Spaces

PROPERTY FEATURES:

- Off-street parking
- Building signage available
- High pedestrian traffic
- Bright, sunny endcap restaurant unit and inline retail space





2021 DEMOGRAPHICS

Estimated Population

1 MILE	25,002
3 MILES	99,969
5 MILES	158,697

Daytime Population

1 MILE	20,774
3 MILES	104,627
5 MILES	165,904

Estimated Households

1 MILE	8,815
3 MILES	41,330
5 MILES	64,832

Average Household Income

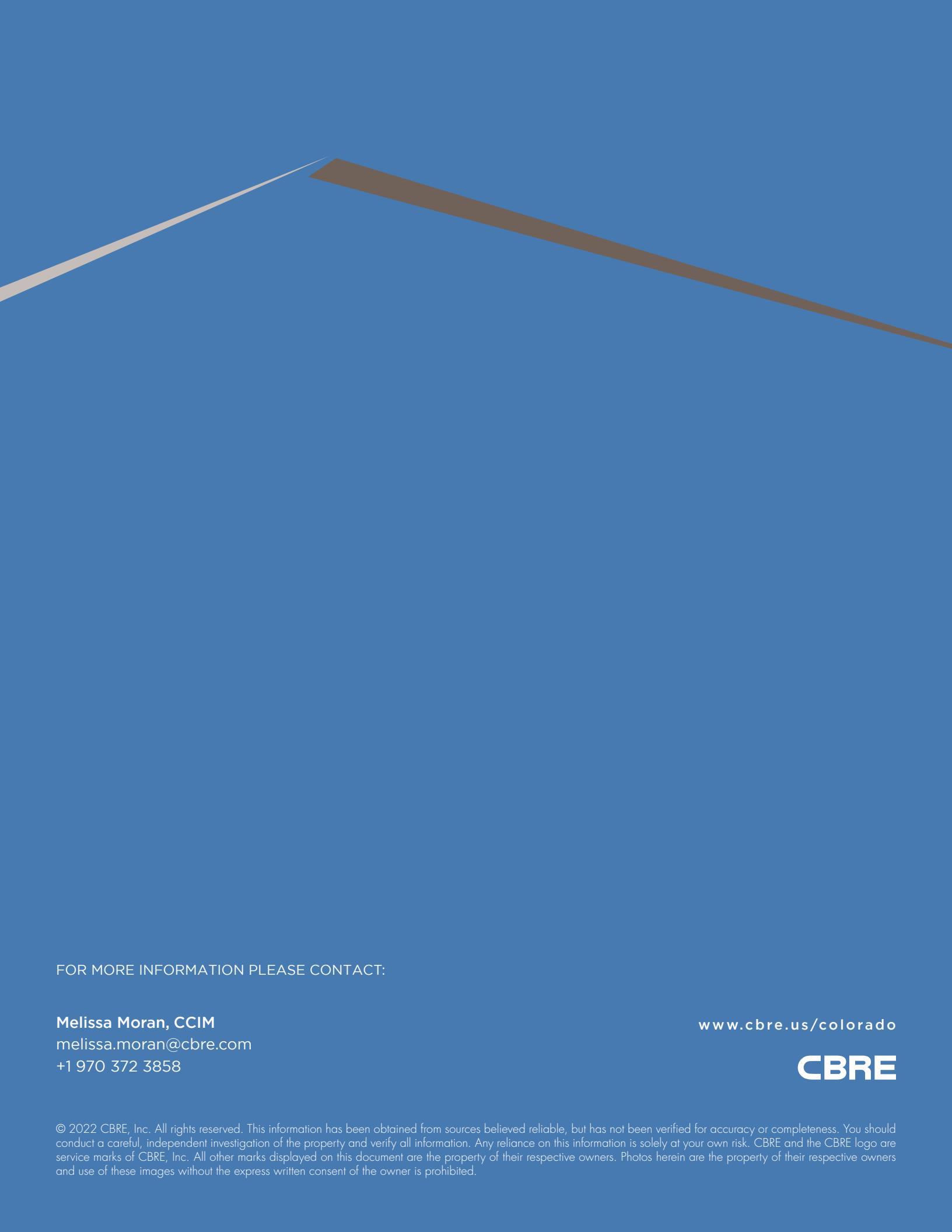
1 MILE	\$51,383
3 MILES	\$69,950
5 MILES	\$82,349



TRAFFIC COUNTS

W. Elizabeth Street @ City Park Avenue	21,455 VPD
S. Shields Street @ W. Elizabeth Street	46,348 VPD

- City of Fort Collins 2017

The background of the page features a large, stylized CBRE logo in white and brown, which is partially visible at the top and bottom edges.

FOR MORE INFORMATION PLEASE CONTACT:

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