

# Community. Culture. Creativity.



A Rare Opportunity to Acquire a Creative, Multi-Use Venue in a Thriving College Town



1209 N. COLLEGE AVENUE,  
FORT COLLINS, CO 80524





# EXECUTIVE SUMMARY

**\$3,500,000**

Price

**11,021 SF**

(1.64 AC) Building Size

**6.56%**

Cap Rate

**NNN**

Lease Type



Tenant

**11/2032**

New Lease at COE  
(7-year lease)

**\$229,500**

Net Operating Income  
(adjusted as of May 2025)

The Lyric is a Fort Collins staple since 2007, purpose-built in 2017, as a creative space that combines a music venue, theater, restaurant/bar, and community gathering place. This rare acquisition offers unmatched cultural value and a long-term income stream.



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# PROPERTY HIGHLIGHTS

## MULTI-USE 11,021 SF VENUE

A rare and dynamic property combining a music venue, theater, restaurant/bar, and community hangout space in one.

## CREATIVE HUB FOR ARTISTS

Regularly hosts artist exhibits, performances, and events — a true cultural anchor for the area.

## EXPANSIVE OUTDOOR SPACE

Includes a large yard perfect for outdoor events, casual gatherings, and flexible programming.

## PRIME COLLEGE TOWN LOCATION

Ideally situated in the heart of Fort Collins, a vibrant college town with built-in foot traffic, high visibility, and a creative local culture.

## BOLD, BRIGHT AESTHETIC

Eye-catching colorful interiors and exteriors make this space as visually engaging as it is functional.

## VERSATILE LAYOUT

Built for flexibility, the space supports live performances, dining, gallery installations, and more.

## RARE OPPORTUNITY

Properties with this level of character, versatility, and cultural relevance seldom hit the market.



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# INVESTMENT HIGHLIGHTS

- NOI: \$229,500 annually
- 2024 Real Estate Taxes: \$51,573.53
- NNN Lease with Local Operator
- 7-Year Term (Expires 11/2032), brand new at COE
- Highly Engaged Community Anchor
- Property Built Specifically for Tenant (11,021 SF)
- 32 Parking Spaces (2.9:1,000 SF Ratio)
- Premier location just 7 minutes from Colorado State University campus





# AERIAL MAP



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# LEASE SUMMARY AND RENT SCHEDULE

Year	Period Start Date	Period End Date	Annual Base Rent
2025	01/01/2025	12/31/2025	\$229,500
2026	01/01/2026	12/31/2026	\$213,000
2027	01/01/2027	12/31/2027	\$213,000
2028	01/01/2028	12/31/2028	\$219,000
2029	01/01/2029	12/31/2029	\$219,000
2030	01/01/2030	12/31/2030	\$225,000
2031	01/01/2031	12/31/2031	\$225,000
2032	01/01/2032	12/31/2032	\$231,000





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