

FOR LEASE

100 W Troutman Pkwy, Fort Collins, CO 80525

BUILDING DETAILS

SUITE A	2,500
LEASE RATE	\$40.00
EXPENSES	\$21
BUILDOUT	Restaurant
TRAFFIC COUNTS	~42,000 VPD
FRONTAGE	College Ave
AVAILABLE	10/1/2026



ADDITIONAL FEATURES

- ▶ Patio Seating
- ▶ Signage on College Ave
- ▶ 2.2% Submarket Vacancy
- ▶ Anchor: Gordon Restaurant (Grocery Store)
- ▶ College Ave Frontage

DESCRIPTION

Second-generation restaurant opportunity at 100 W. Troutman Street in Fort Collins. Currently occupied by Tokyo Joe's, this well-located retail space offers excellent visibility, convenient access, and strong surrounding traffic drivers. Ideal for a restaurant, fast-casual concept, or other food-service user, the space features a functional existing layout in an established trade area with solid residential and daytime population support.



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FLOOR PLAN

