

FOR LEASE

354 WALNUT STREET

FORT COLLINS, CO 80524



MAJOR PRICE REDUCTION!



DOWNTOWN RETAIL SPACE FOR LEASE

2,700 SF AVAILABLE | LEASE RATE: ~~\$28.00-\$30.00/SF~~ \$21.00-\$22.00/SF NNN

PRIME OLD TOWN FORT COLLINS LOCATION

Fort Collins' newest luxury development, the Elizabeth Hotel at 354 Walnut Street, is located in the heart of Old Town, and offers a prime retail location for complimentary users. The leasing opportunity consists of 2,700 square feet available in the parking structure to the north, leveraging off of the traffic and people that Old Town and the hotel attract.

[VIEW PROPERTY DRONE VIDEO](#)



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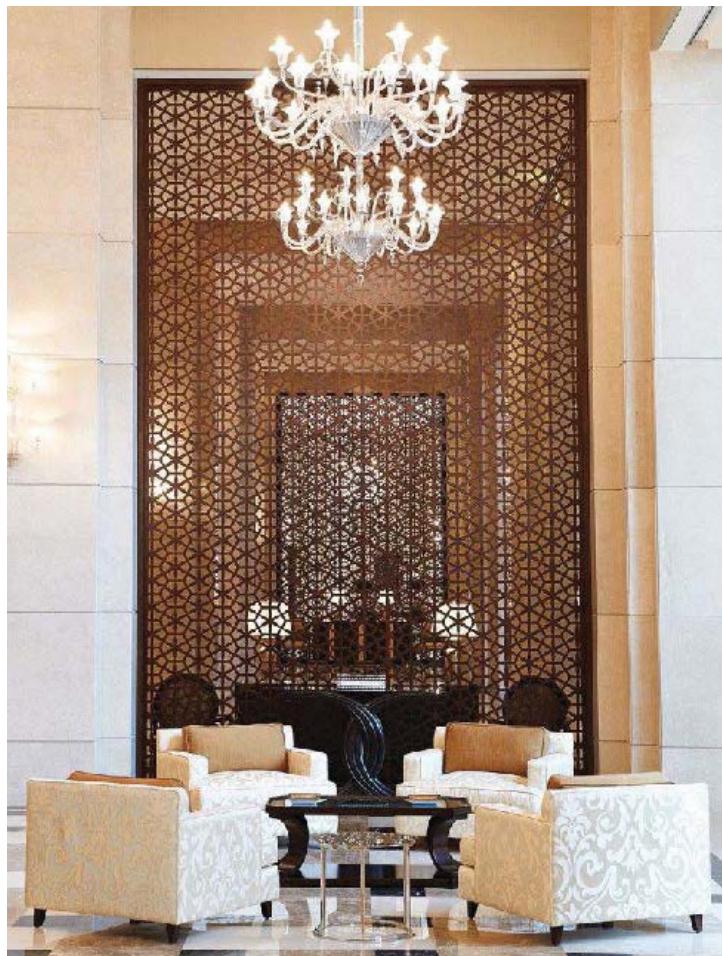


PROPERTY HIGHLIGHTS

- 165 Room hotel
- Prime Old Town Fort Collins location
- Ample parking with parking structure
- Tenant improvement allowance negotiable
- Building signage available
- Great amenities

PROPERTY FEATURES

- 85,000 Square foot luxury hotel
- 323 Parking spaces in the parking structure
- 2-Acre site
- Sage hospitality will manage hotel
- Developed by McWhinney Enterprises



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DEMOGRAPHICS

CoStar, 2023

	1 Mile	3 Miles	5 Miles
Population	11,474	87,779	159,816
Households	5,130	36,029	65,435
Avg HH income	\$74,245	\$74,978	\$86,850
Daytime Employment	18,508	58,138	89,086

TRAFFIC COUNTS

CoStar, 2023

Street	Vehicles Per Day
Jefferson Street	16,575
Walnut Street	4,010
E. Mountain Avenue	8,926

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