

RETAIL SPACE FOR LEASE

# 1228-1232 W ELIZABETH STREET

FORT COLLINS, COLORADO 80521



1,382 SF Available  
Suite C1



Tattoo & Piercing

Smoke Shop



Firefox Games

My Empanadas

CAMPUS VILLAGE SHOPPING CENTER  
1,382 SF AVAILABLE



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## PROPERTY OVERVIEW

**Off Street Parking | Building Signage Available | High Foot Traffic**

Set in the heart of Campus West, Campus Village offers a prime retail opportunity just 800 feet from Colorado State University. This established neighborhood center features 1,382 SF of available space with modern upgrades including LED lighting, luxury vinyl plank flooring, and fresh interior finishes. With 336 feet of street frontage, prominent signage options, and over 100 parking spaces, the property draws consistent foot and vehicle traffic from nearby student housing and residential neighborhoods. Ideal for retailers looking to thrive in a high-density, high-visibility location.

## AVAILABILITY

| Suite    | Size     | Available |    |  |
|----------|----------|-----------|----|--|
| Suite C1 | 1,382 SF | Now       | \$ | \$18.00-\$20.00/SF NNN<br>NNN: \$9.25/SF |

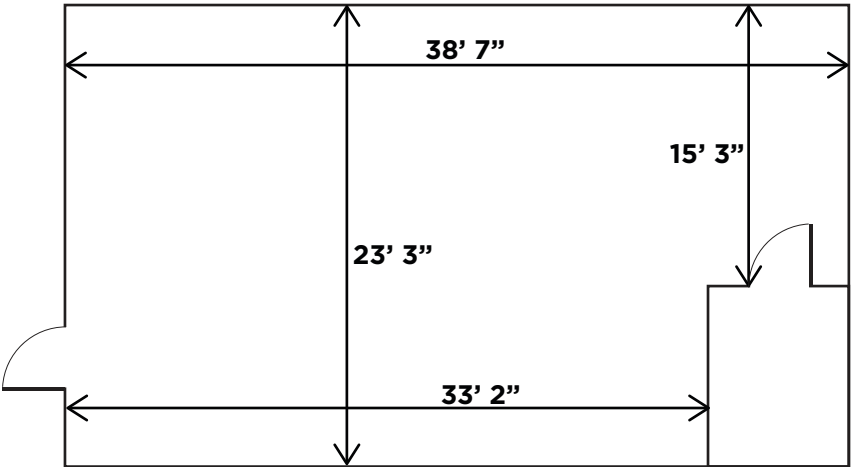


## FLOOR PLAN

# SUITE C1

1,382 SF | Available Now

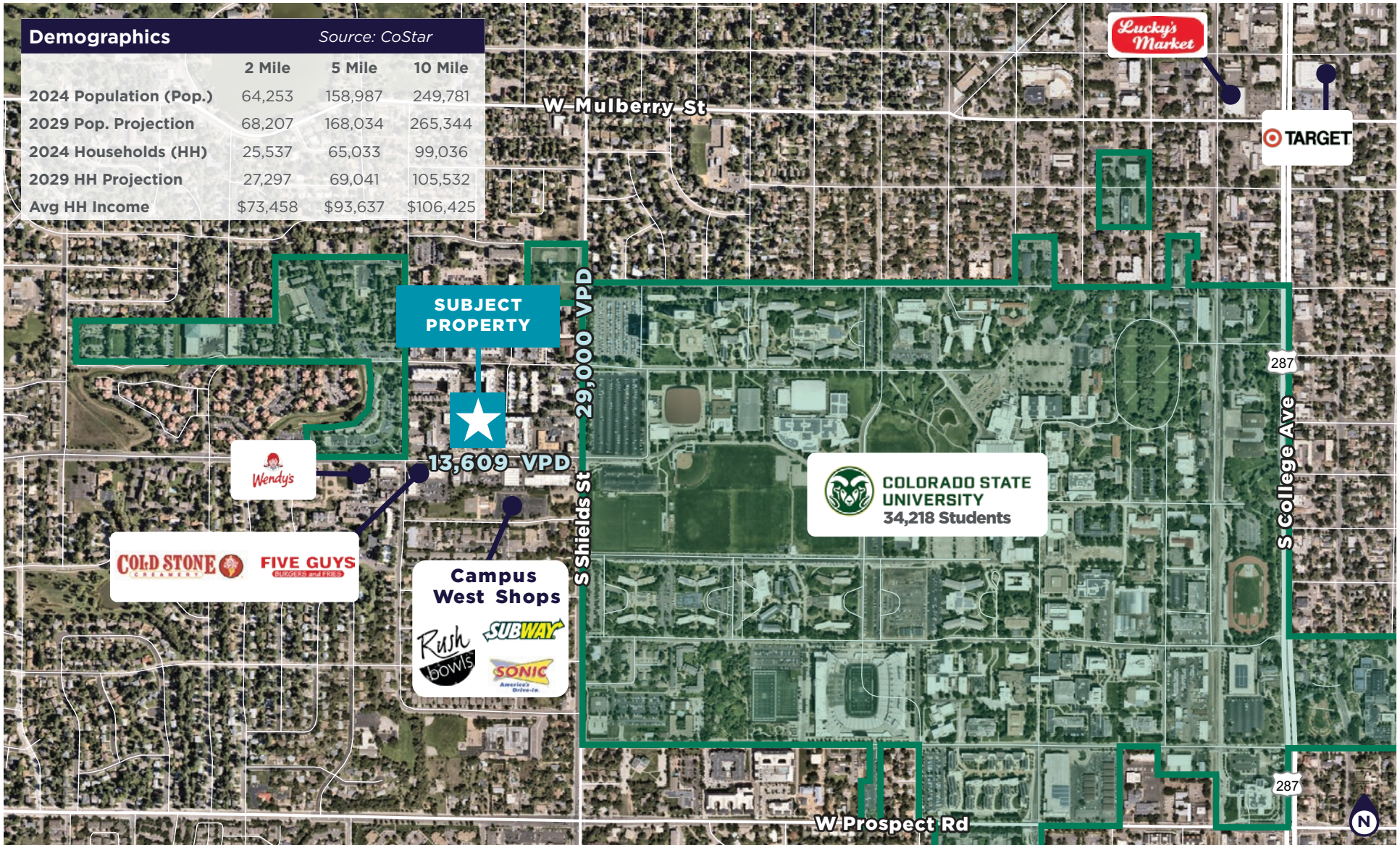
Ideal for Retail or Hair Salon, Possible Cloud Kitchen,  
Includes Private Restroom



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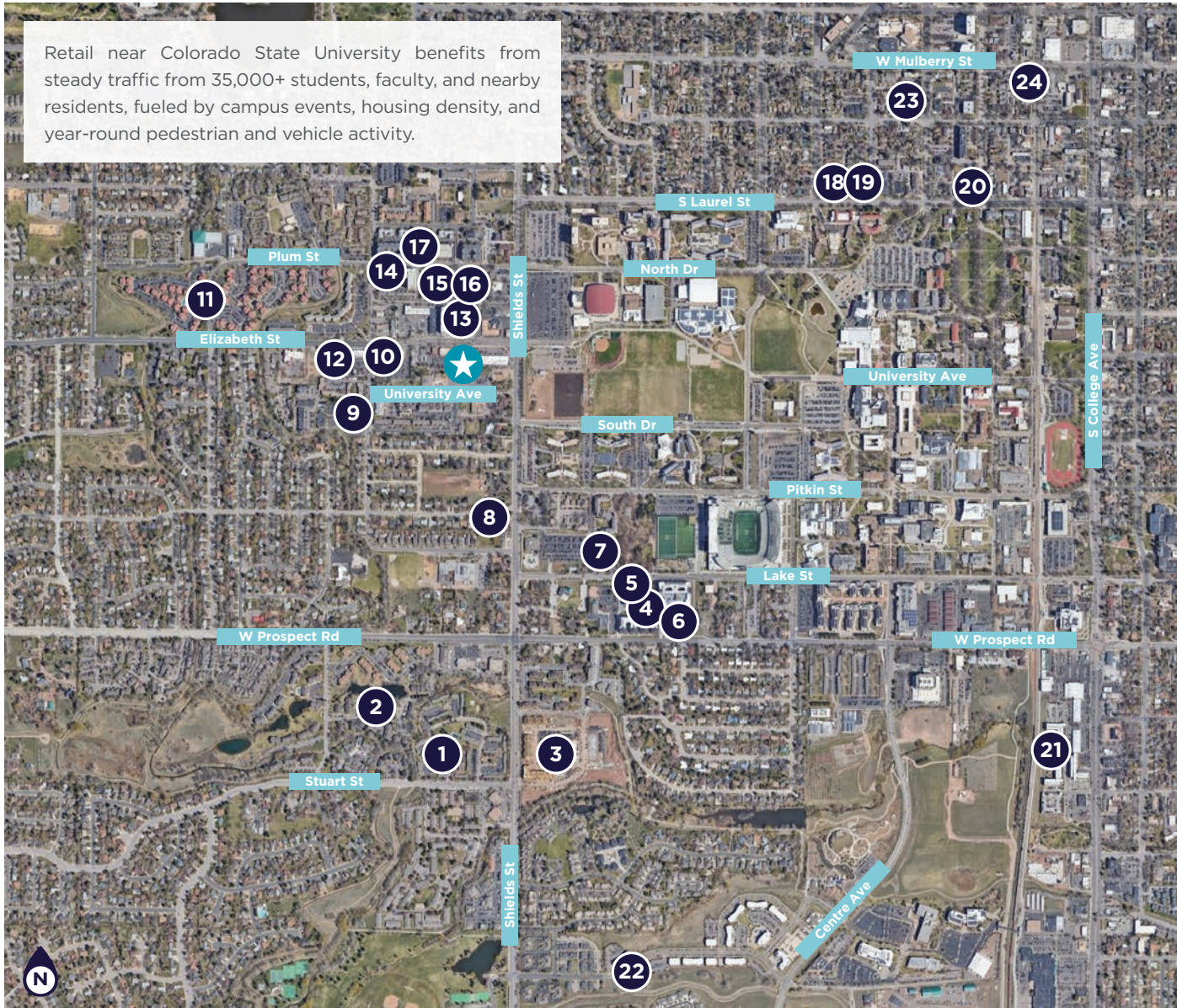
## LOCATION OVERVIEW



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## ADJACENT STUDENT HOUSING

Retail near Colorado State University benefits from steady traffic from 35,000+ students, faculty, and nearby residents, fueled by campus events, housing density, and year-round pedestrian and vehicle activity.



### ★ Subject Property

- 1 **The Hewing**  
182 Units
- 2 **Alpine Apartments**  
168 Units / 251 Beds
- 3 **The Quarry**  
319 Units
- 4 **The Standard**  
237 Units / 776 Beds
- 5 **Stadium Apartments**  
102 Units / 385 Beds
- 6 **Apex Apartments**  
61 Units
- 7 **Social at Stadium Walk**  
125 Units / 140 Beds
- 8 **Carriage House**  
54 Units / 94 Beds
- 9 **Social West**  
198 Units / 285 Beds
- 10 **Westpark Apartments**  
27 Units
- 11 **Rams Village Apartments**  
356 Units / 979 Beds
- 12 **1409 Elizabeth**  
27 Units / 51 Beds
- 13 **Union on Elizabeth**  
107 Units / 402 Beds
- 14 **Union on Plum**  
62 Units / 229 Beds
- 15 **Union on Alley**  
79 Units / 198 Beds
- 16 **Eleven13 Apartments**  
107 Units / 216 Beds
- 17 **The District at Campus West**  
189 Units / 659 Beds
- 18 **Pura Vida Place**  
52 Units / 100 Beds
- 19 **Atrium Suites**  
24 Units / 60 Beds
- 20 **Flats at the Oval**  
47 Units / 99 Beds
- 21 **State Fort Collins**  
220 Units / 665 Beds
- 22 **The Grove Apartments**  
218 Units / 612 Beds
- 23 **Cavalier Apartments**  
52 Units
- 24 **Max Flats**  
64 Units

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