



AVAILABLE FOR SUBLEASE 151 NORTH COLLEGE AVENUE

FORT COLLINS, COLORADO 80524



1,510 SF TURN KEY SALON SPACE IN OLD TOWN

Lease Rate: \$4,000.00/Month (Includes Utilities)

Sublease Expiration: July 31, 2026

151 North College Avenue is a prime Old Town Fort Collins retail opportunity you do not want to miss. Located in the heart of Old Town between the intersections of Mountain Avenue and Laporte Avenue, this space fronts to College Avenue in a highly desirable location. The space is located above The Still Whiskey Steaks and just a few doors down from Jax's Fish House, Starbucks and Moe's Original Bar-B-Que. This turn key salon is fully built out with high end lighting and finishes, specialty tile, and 2nd story view of Old Town with balcony. **Landlord willing to entertain a longer term lease.**

***Furniture & Equipment is negotiable**



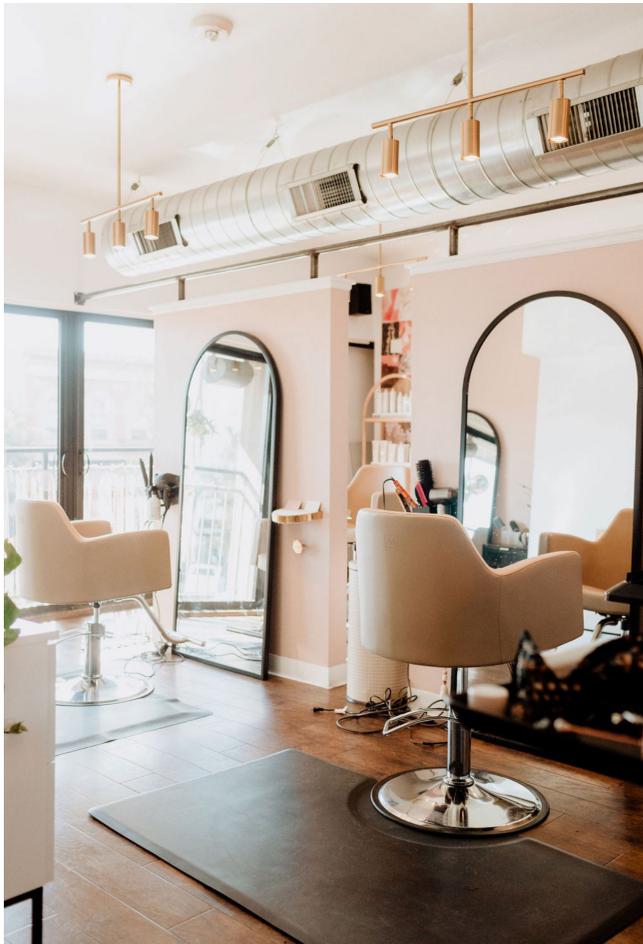


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INTERIOR PHOTOS





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PRIME OLD TOWN FORT COLLINS OPPORTUNITY

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CoStar 2013	1 Mile	3 Miles	5 Miles
Population	13,234	85,980	156,808
Households	5,527	35,427	64,376
Avg. HH Income	\$79,584	\$77,499	\$90,382
Daytime Employment	20,188	57,339	87,063

Maple Street

Laporte Avenue

E. Mountain Avenue

Oak Street

S. Mason Street

N. College Avenue

Willow Street

Jefferson Street

Walnut Street

Old Town Flats

MorningStar SENIOR LIVING at RIDGEGATE

City of Fort Collins

Fort Collins Transit Center

EXCHANGE

Starbucks

SILVER GRILL CAFE

Old Town Square

THE ELIZABETH HOTEL

Avery Eatery

NEXT DOOR AMERICAN EATERY

CRISP GREEN

THE FORT COCKTAIL CLIPBOARD

First National Bank

ACE Hardware

ARMSTRONG HOTEL

1-FBANK

THE WHISKEY AGGIE

SUBJECT PROPERTY

MAX LINE

Larimer County Justice Center

Municipal Center

Civic Center Park

Larimer County Court House