FOR SALE OR LEASE

Luke Street Portfolio

1020 & 1032 Luke Street
Fort Collins, Colorado

MEDICAL OFFICE CAMPUS –
OWNER / USER OPPORTUNITY

CBRE

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EXECUTIVE SUMMARY

The Offering

This premium two-building medical office campus, located at 1020 and 1032 Luke Street, offers a rare strategic advantage for medical professionals seeking both a permanent home for their practice and a reliable investment stream. Situated directly across from UCHealth Poudre Valley Hospital's Emergency Room, this property places your business at the epicenter of Northern Colorado's medical hub. The 8,644 SF building at 1032 Luke Street provides an ideal owner-user opportunity; it is currently vacant and ready for immediate move-in, with half of the building recently benefiting from a modern remodel. Simultaneously, the adjacent 6,052 SF building at 1020 Luke Street is fully leased to established practitioners, such as Aspen Wellness Center and the Acupuncture Clinic of Fort Collins, providing a diversified income stream to offset ownership costs from day one. These buildings function as a unified, professional campus that combines the prestige of a premier location with the financial stability of an income-producing asset.

PROPERTY DESCRIPTION

Property Overview

Situated at the critical intersection of Luke Street and Doctors Lane, this two-building medical campus is a cornerstone of the Fort Collins medical district. The property consists of two distinct structures creating a unified medical professional environment on a combined 0.55-acre footprint. Its physical presence is defined by its immediate proximity to UCHealth Poudre Valley Hospital in one of the most densely populated medical zones in Northern Colorado.

SALE INFORMATION

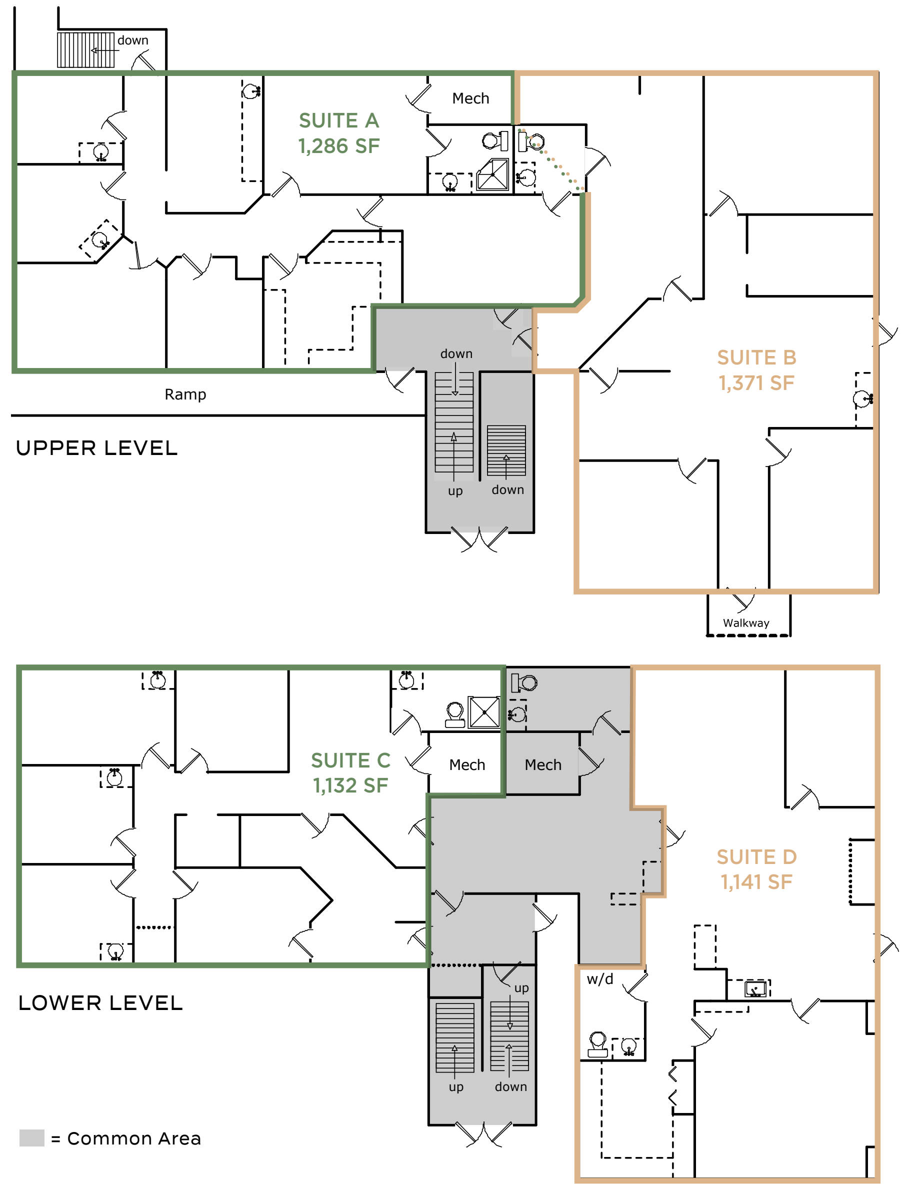
1020 & 1032 Luke – Sale Price: $2,500,000

1020 LUKE ST	
Address	1020 Luke St, Fort Collins, CO 80524
Market/Submarket	Fort Collins
Square Footage	6,052 SF
Lot Size	0.27 AC (11,880 SF)
Year Built	1986
Occupancy	100%

TENANT OVERVIEW

UNIT	SIZE	TENANT	LEASE EXPIRATION DATE
A	1,286 SF	Aspen Wellness Center	12/31/2027
B	1,371 SF	Stegner Property Management	6/30/2027
C	1,132 SF	Acupuncture Clinic	6/30/2027
D	1,141 SF	Reptile Center	7/31/2028

FLOOR PLANS

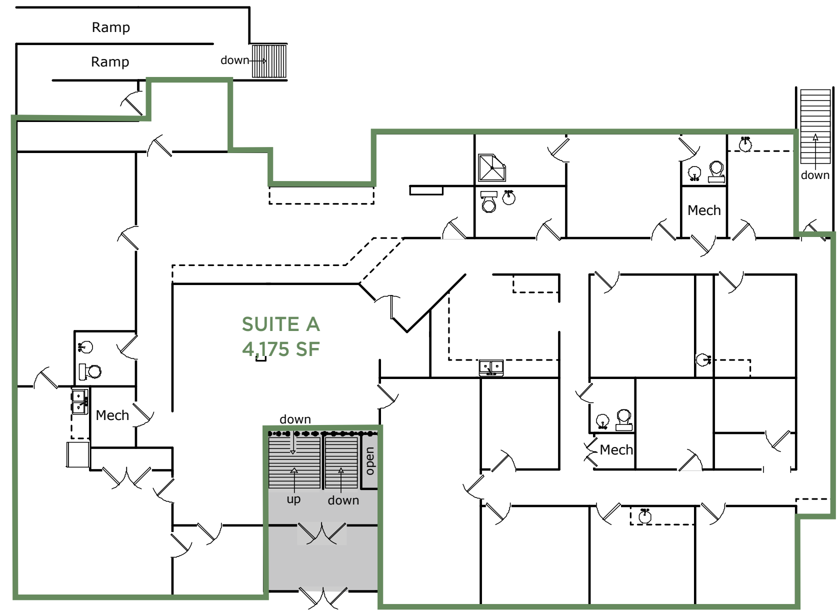


1032 LUKE ST	
Address	1032 Luke St, Fort Collins, CO 80524
Market/Submarket	Fort Collins
Square Footage	8,644 SF
Lot Size	0.28 AC (12,456 SF)
Year Built	1970
Occupancy	0.00%

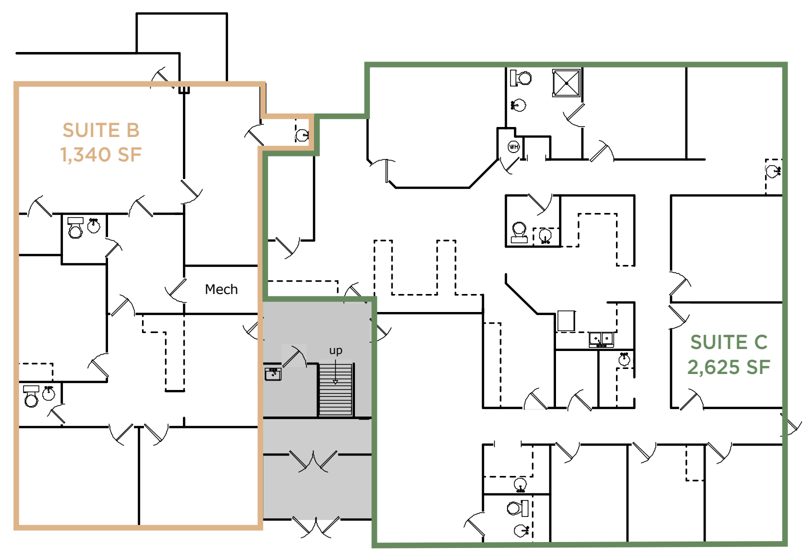
LEASING INFORMATION	
Available	1,340 – 8,644 SF
NNN Estimate	$8.55/SF
Lease Rate	$15.00 - $16.00/SF NNN

SUITE	RENTABLE SF	LEASE RATE
A	4,175 SF	$16.00/SF NNN
B	1,340 SF	$15.00/SF NNN
C	2,625 SF	$15.00/SF NNN

FLOOR PLANS



UPPER LEVEL



= Common Area

LOWER LEVEL

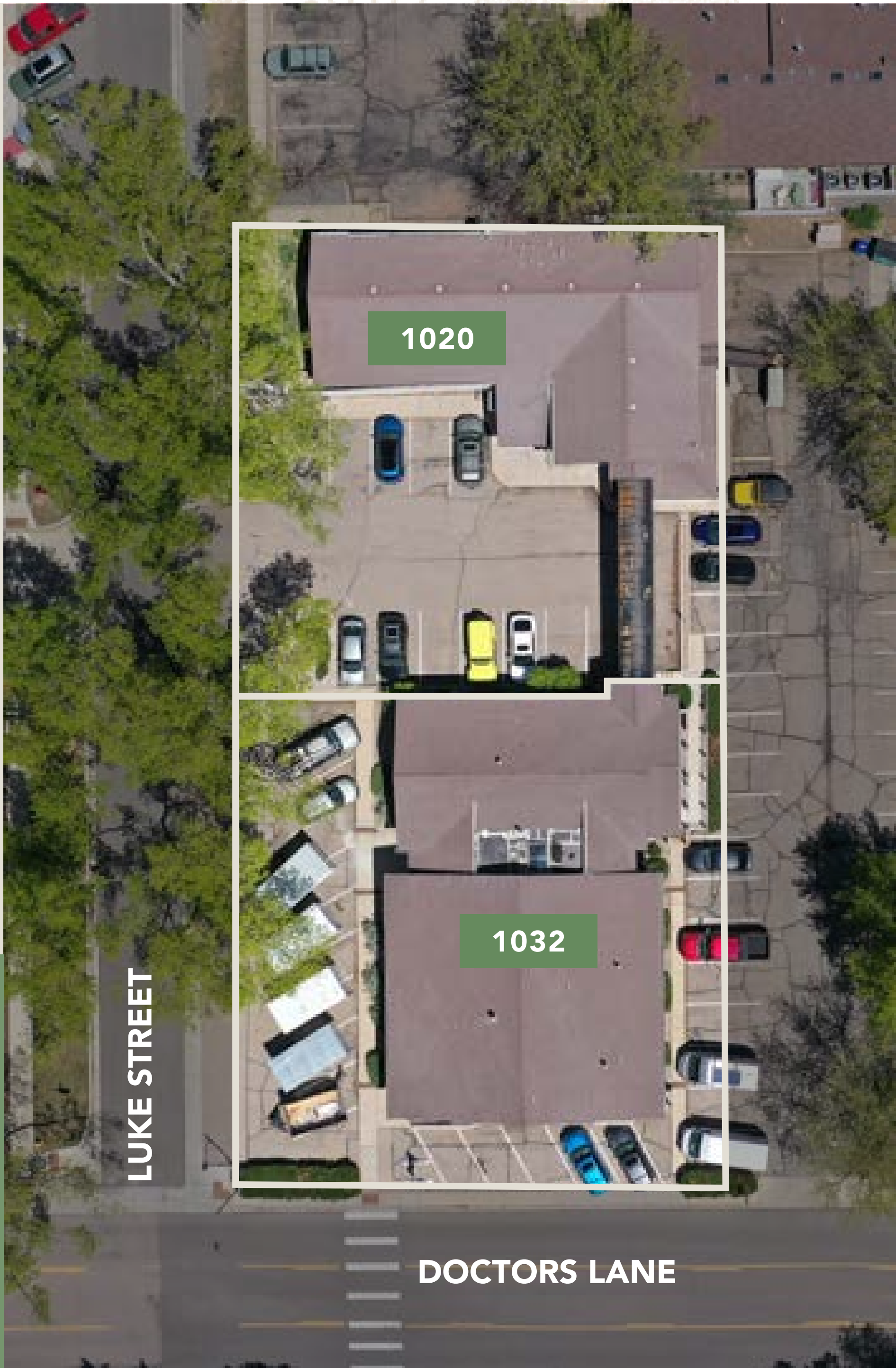
LOCATION OVERVIEW

This strategic location within an established medical corridor provides unparalleled access to a premier regional hospital that serves as a vital healthcare destination for residents across Colorado, Wyoming, and Nebraska. As a prominent fixture within the city's medical district, the property is neighbored by UCHealth Administrative Offices and a dense concentration of specialized clinics, fostering a high-referral environment within a world-class community frequently recognized as one of the best places to live and innovate in the nation. The immediate area benefits from a robust economic profile, featuring a 3-mile radius with an average household income exceeding $100,000 and a daytime employee population of nearly 60,000, providing a stable and professional patient base.

Connectivity and local convenience further distinguish this location, as it sits just off Lemay Avenue, a primary north-south artery with swift access to E. Mulberry Street (Hwy 14) and the I-25 corridor. This positioning places medical staff and patients within steps of essential retail and dining amenities, including Safeway, Walgreens, Starbucks, and Culver's, facilitating a seamless blend of professional and personal daily tasks. Furthermore, the campus is situated just two miles from the historic core of Old Town Fort Collins and the research-rich environment of Colorado State University, bridging the gap between clinical practice and the city's academic and cultural heart. With an impressive mix of large-scale employers and forward-thinking startups nearby, the region's thriving economy and highly educated workforce provide an unparalleled backdrop for specialized medical providers.

Over the years, Fort Collins has earned a national reputation as a world-class community and is frequently listed as one of the best places to live, run a business, retire,innovate and more. Fort Collins has an impressive mix of large, medium, and small-size employers along with grassroots startups and forward-thinking entrepreneurs.

The region's thriving economy, educated workforce, affordable cost of living, recreational opportunities and the lifestyle it offers are an unparalleled combination.



MARKET OVERVIEW

	1 Mile	3 Miles	5 Miles
Estimated Population (2025)	8,899	93,391	176,135
Estimated # of Households (2025)	4,113	38,125	72,392
Average Household Income (2025)	$112,763	100,991	$113,201
Area Employees (2025)	9,796	73,682	103,987

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FORT COLLINS, COLORADO

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