

# 1700 SOUTH COLLEGE AVENUE

FORT COLLINS, CO 80525







## PROPERTY SUMMARY

Prime turn-key restaurant space for sublease in Midtown Fort Collins, Located at the highly visible intersection of South College Avenue and West Lake Street, offers a rare opportunity in the heart of Midtown Fort Collins. The property features approximately 3,200 square feet (SF) of retail space with direct frontage along College Avenue, one of the city's most heavily trafficked corridors.

Just one block south of Colorado State University and directly across from the 665-bed "State on Campus" student housing community, the site benefits from strong pedestrian activity, consistent vehicular traffic, and proximity to a dense mix of residential, retail, and institutional uses. The location offers convenient access to both downtown Fort Collins and the city's southern commercial districts.

## SPACE FEATURES



**3,200 SF**



**SUBLEASE RATE:**

Negotiable - Contact Broker for Pricing



**INCLUDED EQUIPMENT & INFRASTRUCTURE:**

Commercial Hood System, Grease Trap

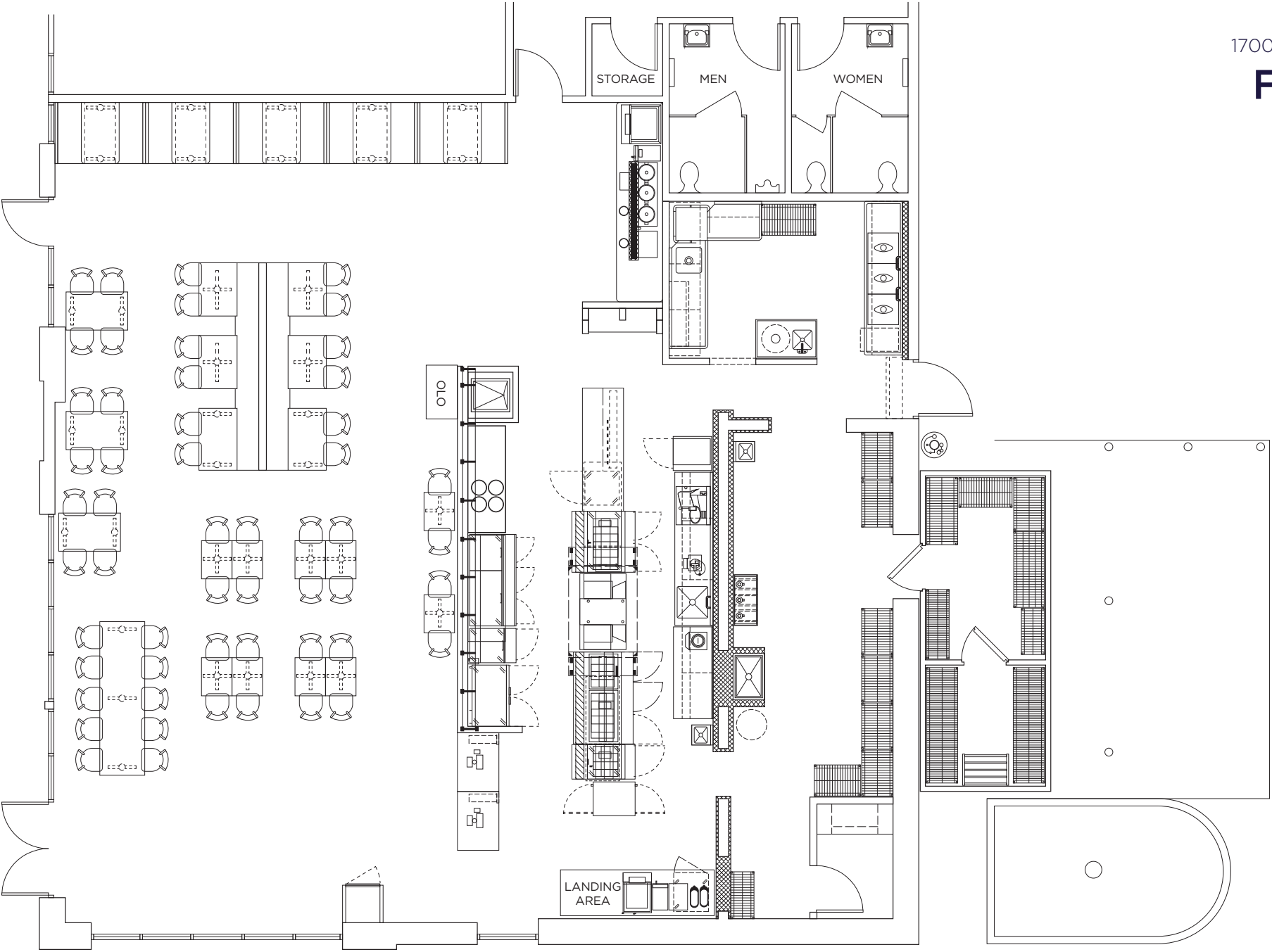


**FF&E AVAILABLE**

(Inventory Upon Request)



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**FLOOR PLAN**



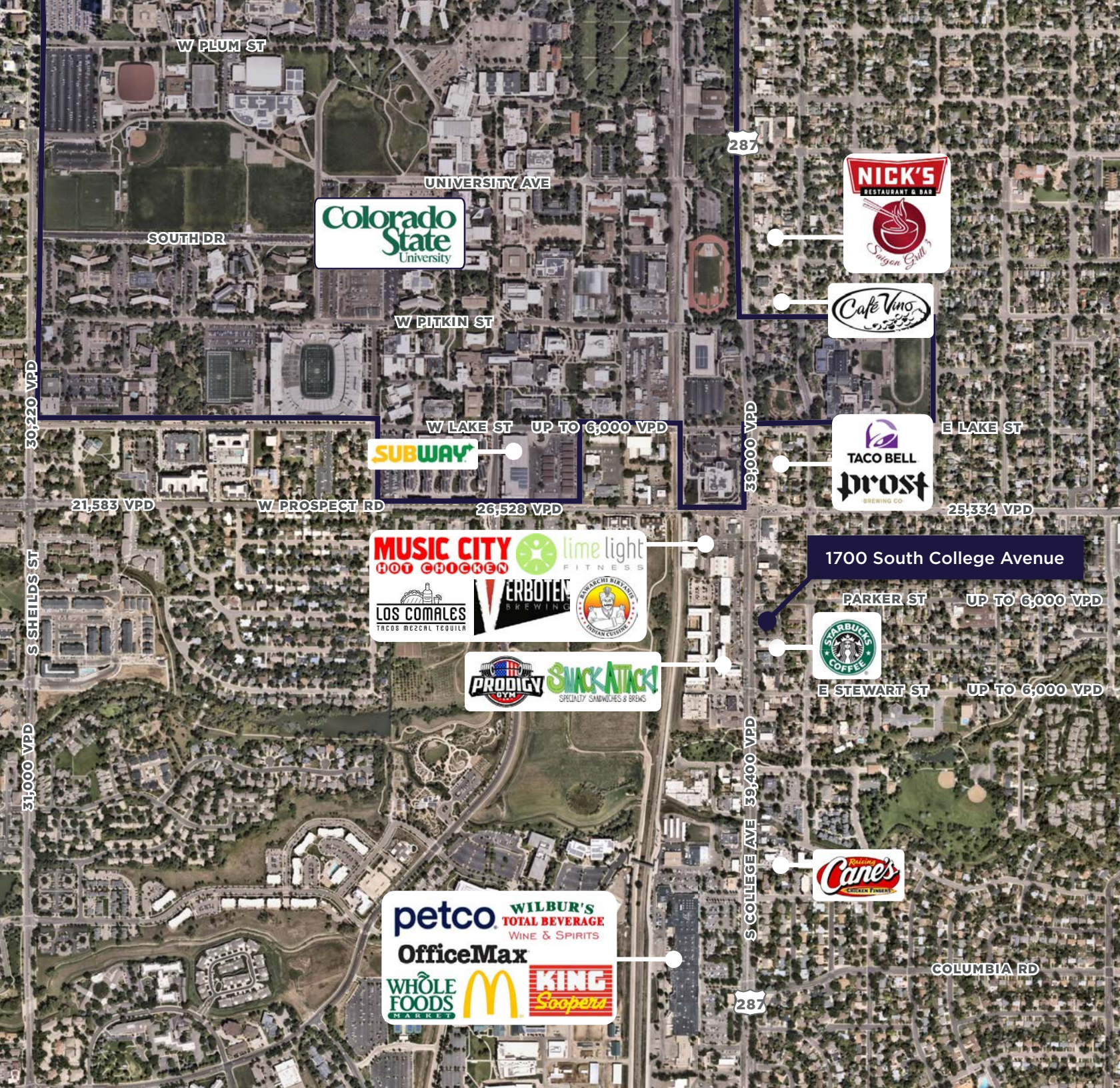


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## PHOTOS







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# DEMOGRAPHIC

	2 MILES	5 MILES	10 MILES
2024 Population	67,474	177,781	266,683
2029 Population Projection	71,813	187,967	283,885
2024 Households	27,342	72,440	105,527
Avg. Household Income	\$78,678	\$97,138	\$107,629

## CONTACT:

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