

RESTAURANT AVAILABLE FOR LEASE: \$20.00/SF NNN



## 1075 PENNOCK PLACE FORT COLLINS, CO 80524

FOR LEASE

This free-standing restaurant was built for Pizza Hut and is now available for lease! The property features a full kitchen infrastructure, walk in cooler, patio and abundant parking. This site is in close proximity to Poudre Valley Hospital, Safeway, Walgreens and Downtown Fort Collins.

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its accuracy. 02.12.2026

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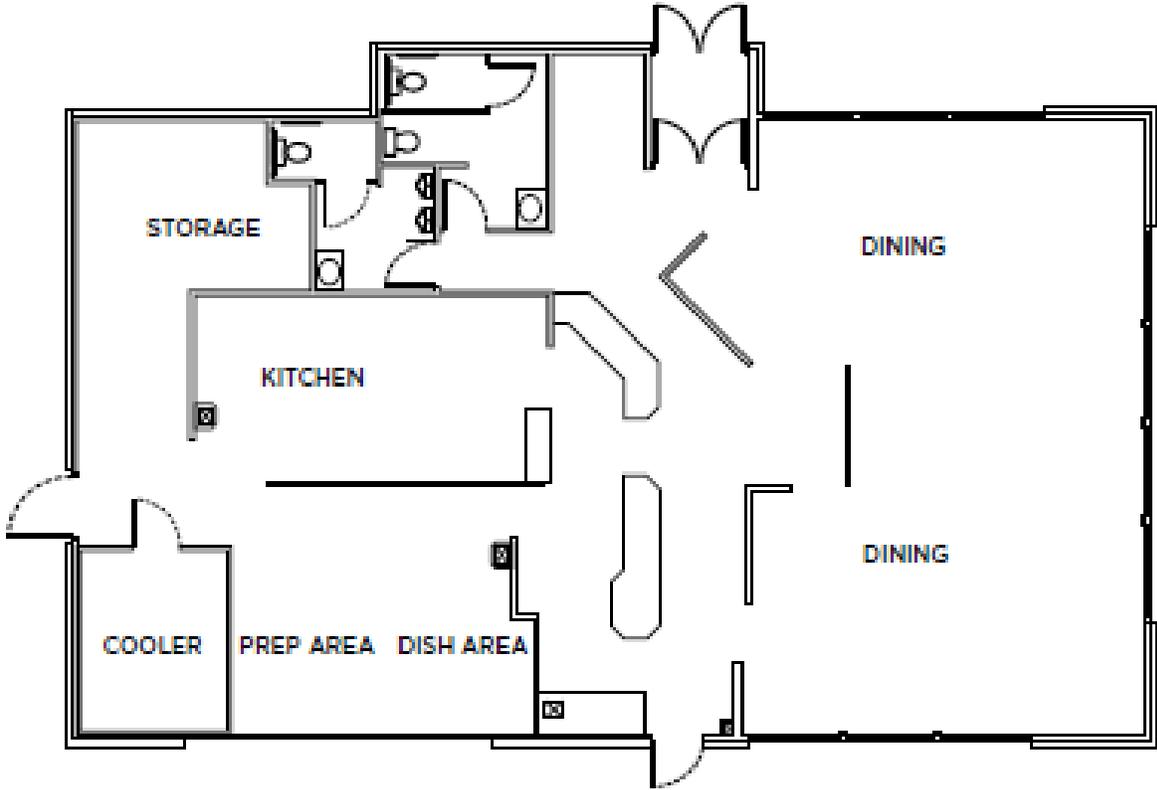
LEASE OVERVIEW

<b>Building Size:</b>	2,900 SF
<b>Site Size:</b>	0.13 Acre (6,000 SF)
<b>YOC/YOR:</b>	1986 / 2009
<b>Taxes:</b>	\$23,599.47/2025   \$8.14/SF
<b>Insurance:</b>	\$3,156.00   \$1.09/SF
<b>Parking:</b>	Shared Parking Lot Maintenance
<b>Total Monthly Rent:</b>	\$7,063.92 / Month



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