

# 944 JEROME STREET

FORT COLLINS, COLORADO

**FOR LEASE OR FOR SALE +/- 1930SF**



## PRIME MIXED USE BUILDING

Situated directly within a flurry of new residential construction, and features two Airbnb suites on the second floor, providing a built-in flow of visitors and potential customers.

# Unlock the potential

Newly constructed retail/office space located one block from N College Avenue within walking distance of Old Town Fort Collins, known for its vibrant atmosphere, local culture, and strong retail presence. This mixed-use building is situated directly within a flurry of new residential construction, and features two Airbnb suites on the second floor, providing a built-in flow of visitors and potential customers.

The space is ideal for a variety of uses, including a restaurant, café, or taproom, but can accommodate a myriad of other businesses.

## Property information:

Address:	944 Jerome Street, Fort Collins, CO 80524
Property Type:	Restaurant/Retail/Office
Zoning:	CCN – Community Commercial – North College District
Lot Size:	±0.25 AC
YOC:	2023
Building SF:	±3,530
Available SF:	±1,930

**Lease Rate:** **\$23.00/SF NNN (Est. \$10.00/SF)**  
**TI Allowance Negotiable**

**Sale Price:** **\$1,795,000**  
**Main floor retail space available for sale at \$750,000**



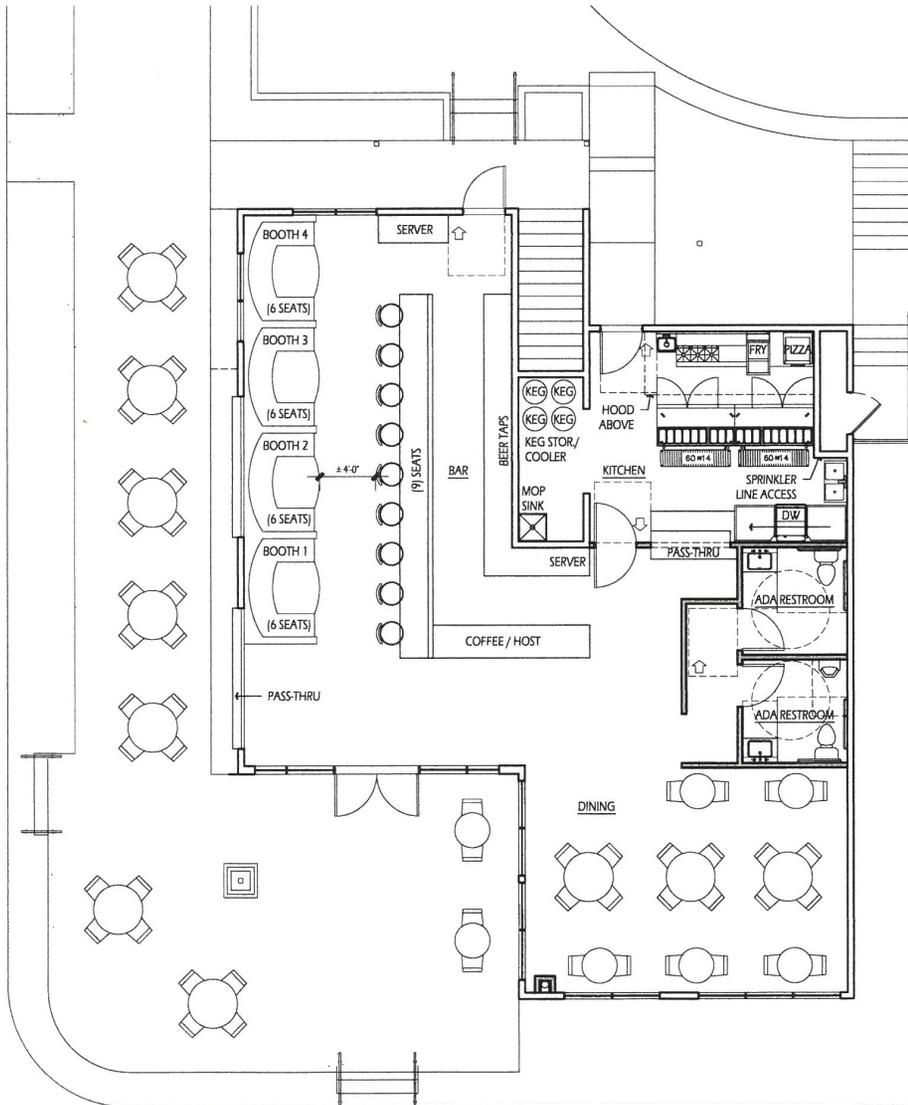
# Features

- 1,000 gallon grease trap installed
- Large patio for additional outdoor seating
- 2 rollup doors installed on north side of building
- Gas & plumbing stubbed into space
- Additional garage storage space negotiable
- 15 dedicated parking spaces on-site
- Within walking distance of Old Town Fort Collins, Breweries, Shopping District
- 28,000+ VPD at N College Ave
- 2 second floor Airbnb suites (Approximately 1,600 total SF)



# CONCEPTUAL RESTAURANT LAYOUT

TOTAL INTERIOR SEATS = 55  
TOTAL EXTERIOR SEATS = 32



# NUMEROUS POSSIBILITIES



# 2

FULLY  
FURNISHED  
SECOND  
FLOOR  
SUITES



UNIT  
**201**

716 SF

1 Bedroom

1 Bathroom



UNIT  
**202**

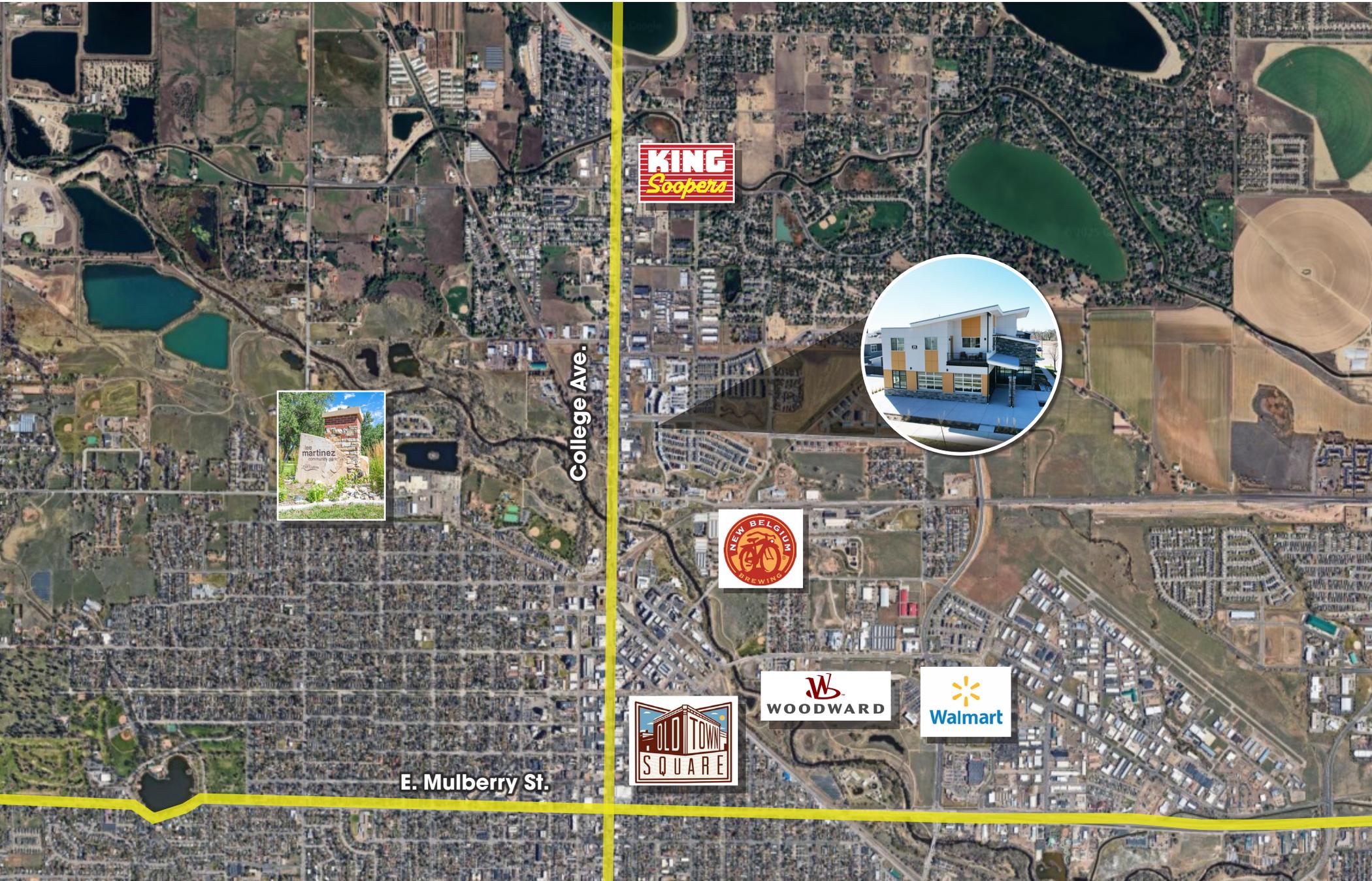
862 SF

2 Bedroom

1 Bathroom

**±\$123k in gross revenue for Airbnb 2024**

# Location Overview



# DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>2024 Population</b>	<b>9,232</b>	<b>76,905</b>	<b>145,949</b>
<b>2029 Population Projection</b>	<b>9,885</b>	<b>81,646</b>	<b>154,430</b>
<b>2024 Households</b>	<b>4,197</b>	<b>30,344</b>	<b>59,401</b>
<b>2029 Household Projection</b>	<b>4,510</b>	<b>32,407</b>	<b>63,144</b>
<b>Average Household Income</b>	<b>\$74,626</b>	<b>\$80,412</b>	<b>\$90,701</b>



## Jerry Chilson

(970) 691-5400

[Jerry.chilson@colorado-commercial.com](mailto:Jerry.chilson@colorado-commercial.com)



## Susie Boyle

(303) 386-6839

[Susie.c.boyle@gmail.com](mailto:Susie.c.boyle@gmail.com)



## David D'Ambrosio

(970) 988-3872

[david@dambrosiocompany.com](mailto:david@dambrosiocompany.com)



**Disclaimer:** This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, expressed or implied, is made as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or Properties) in question.

