




135 W Oak Street  
Fort Collins, CO 80524

**1,400-5,930 SF TURNKEY RESTAURANT/RETAIL SPACE AVAILABLE FOR LEASE**



# 135 W Oak Street

## PROPERTY DETAILS

<b>LEASE RATE</b>	\$25.00/SF NNN   NNNs: \$10.00/SF
<b>BUILDING SIZE</b>	5,930 SF
RESTAURANT OPTION 1	5,930 SF
RESTAURANT OPTION 2	4,530 SF
RETAIL OPTION	1,400 SF
<b>YEAR BUILT</b>	1924
<b>YEAR RENOVATED</b>	2021
<b>WALK SCORE®</b>	95 – Walker’s Paradise
<b>ZONING</b>	<u>HC – Downtown</u> 

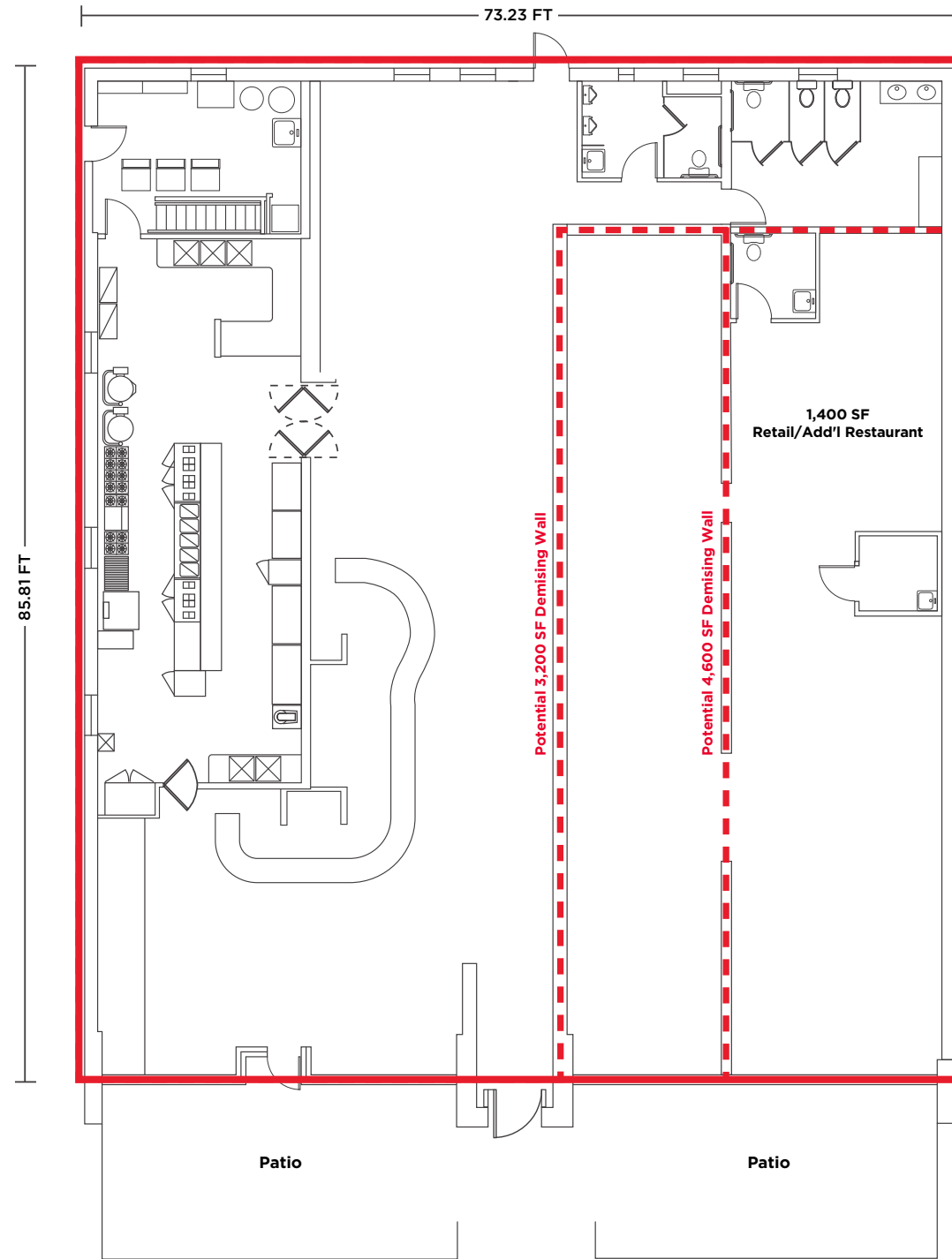
This exceptional 5,930 square-foot, fully turnkey restaurant is perfectly situated in the vibrant heart of Old Town Fort Collins. Nestled amidst the charm of Old Town, this prime spot benefits from unparalleled visibility, heavy foot traffic, and proximity to countless amenities. With ample parking and direct access to the MAX Line bus transit, convenience for both customers and employees is unmatched. This versatile space offers the flexibility to be divided into three separate dining or retail areas, making it an ideal opportunity for a variety of business ventures. Don’t miss your chance to establish your business at the epicenter of a thriving and dynamic community!

- Turn-key restaurant space with bar, outdoor patio, & fully equipped kitchen
- Flexible demising options with possibility of additional restaurant and retail space(s)
- Full basement with storage, walk-in, and employee break area

[Click to view Full Equipment List](#)

# 135 W Oak Street

**FLOOR PLAN**  
5,930 Total SF



135 W Oak Street

FRONT OF HOUSE PHOTOS



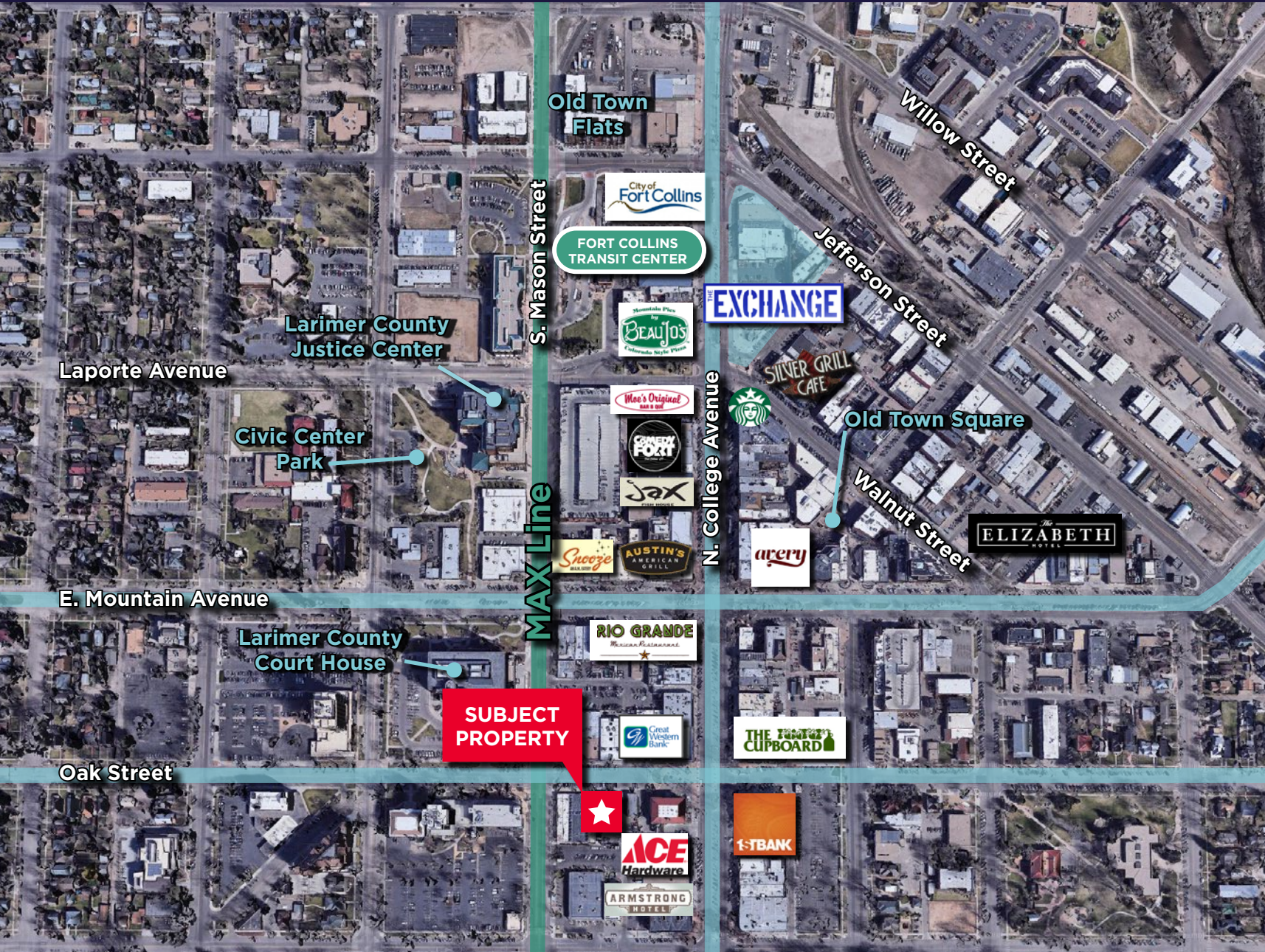
135 W Oak Street

BACK OF HOUSE PHOTOS



# 135 W Oak Street

Over \$36.6 Million Spent on Dining and Drinks  
Away from Home Within 3 Miles  
**COSTAR 2024**



## OLD TOWN FORT COLLINS

Old Town Fort Collins is the historic and cultural centerpiece of a city renowned for its lively atmosphere and thriving community. With its blend of historic charm and modern amenities, Old Town draws thousands of visitors and locals year-round. Its brick-lined streets are lined with unique shops, award-winning breweries, diverse dining options, and bustling entertainment venues. Fort Collins' strong economy, fueled by Colorado State University, a growing population, and a booming tourism industry, ensures steady foot traffic throughout Old Town. With frequent events, festivals, and a walkable layout, this dynamic district is the perfect location for a restaurant poised for success.

# 135 W Oak Street

Fort Collins, CO 80524

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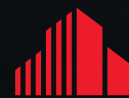
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WAKEFIELD**