

# Coffee Shop Tap Room Across from CSU



**830 S. College Avenue**  
Fort Collins, CO 80524

# AVAILABILITY

Lease Rate: **\$28-\$30/SF NNN**  
NNN Est: **\$8.82/SF**

Available Size **2,555 RSF**

Year Built: **2016**

Site Size: **0.31 Acre**

Zoning: **CC - Community Commercial**

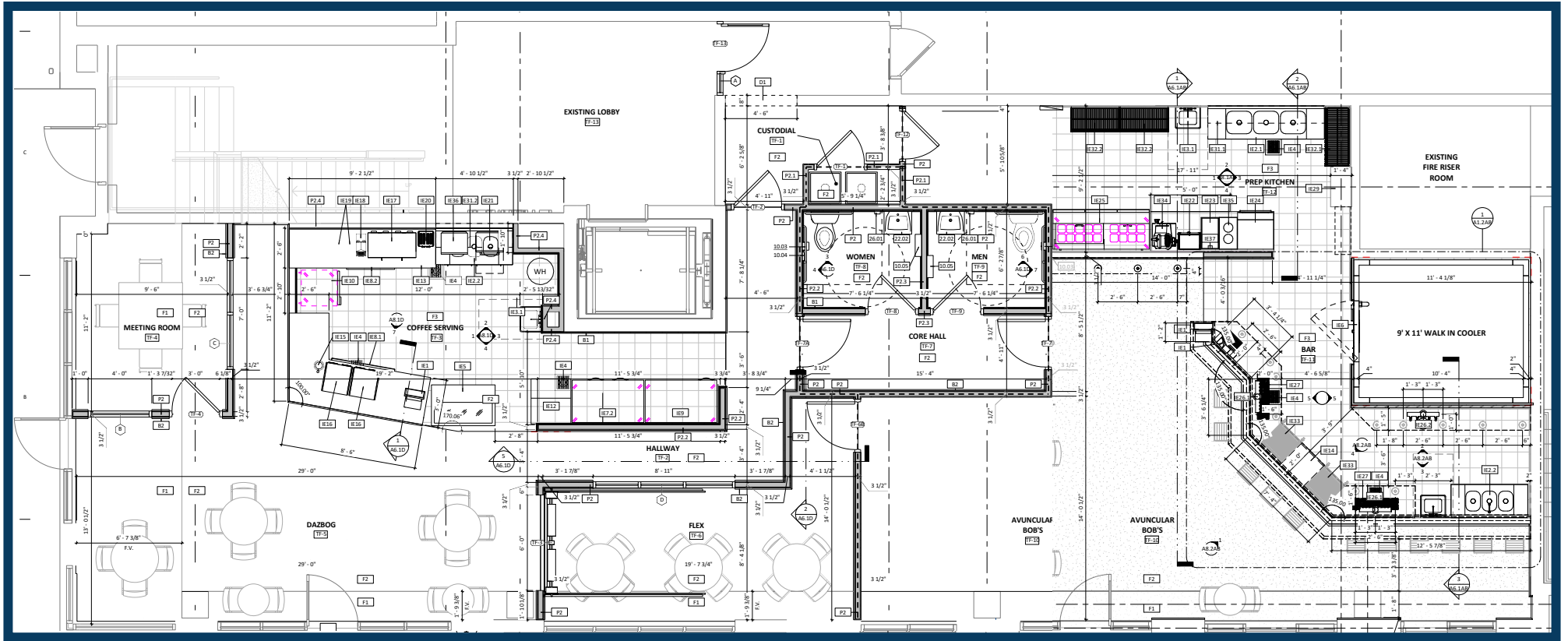
## Highlights:

- Excellent Fort Collins location adjacent to the Colorado State University campus
- Building signage on 2 sides
- 2 patios, great natural light
- Street parking along Locust St
- Attached to 34 residential units above



## Description:

This unit is a part of the 34-unit College830 project, a well-appointed mixed-use building completed in 2016. The space was formerly operated as a Dazbog Coffee shop and Avuncular Bob's Tap Room and offers terrific access to a densely populated area adjacent to the Colorado State University campus. There is not presently a hood or grease trap, but ownership will entertain adding this infrastructure. Building signage is available on the south and west sides, facing College Avenue.



# FLOOR PLAN

# LOCATION

Moby Arena

Canvas Stadium

Student Center

MAX Transit

830 S. College Avenue

College Avenue

Source: City of Fort Collins, 2022  
Traffic Counts | 34,597 VPD

Source: CoStar, 2023



2023  
Population

2028 Population  
Projection

2023  
Households

2023 Household  
Projection

Avg. Household  
Income

Daytime  
Population

1 Mile	18,362	18,626	6,549	6,677	\$77,100	19,711
3 Mile	107,178	109,571	44,514	45,564	\$79,165	65,969
5 Mile	166,582	169,810	68,184	69,592	\$92,439	96,402



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**CONTACT**

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