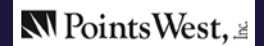




122 WEST LAUREL STREET

FORT COLLINS, COLORADO 80524

TURN-KEY RESTAURANT/BAR FOR SALE OR LEASE



LEASING OPPORTUNITY

SALE PRICE: \$1,660,000

LEASE RATE: \$28.00/SF NNN

NNN: \$16.51/SF

PREFERRED LEASE TERM: 5-10 YEARS

AVAILABLE SIZE: 2,690 SF

*835 SF basement not included in leasable area calculations

Exciting new turn-key restaurant opportunity adjacent to the Colorado State University Campus in Fort Collins, CO, and within walking distance to Old Town Fort Collins. This space was home to the iconic Pickle Barrel bar and deli for over 35 years. The building has been largely renovated over the last 2 years, including upgrades to the patio, facade, electrical, plumbing, and mechanical systems. The rear parking lot has been entirely refinished into a massive concrete patio, raised stage area for live music, new fencing, shade sails and more.

The kitchen is outfitted with an 8' Type I hood, there are 2 freezers and a walk-in cooler on the main level, and a walk-in beer cooler in the basement. This location is well suited for a unique sandwich concept, barbecue, chicken, Mediterranean and other concepts that cater to the student population, young professionals in the downtown core, and families in the surrounding neighborhoods. **A full equipment list is available upon request.**



HOOD:
TYPE I



PATIO:
FRONT & BACK



SIGNAGE:
BUILDING



WALK SCORE:
89

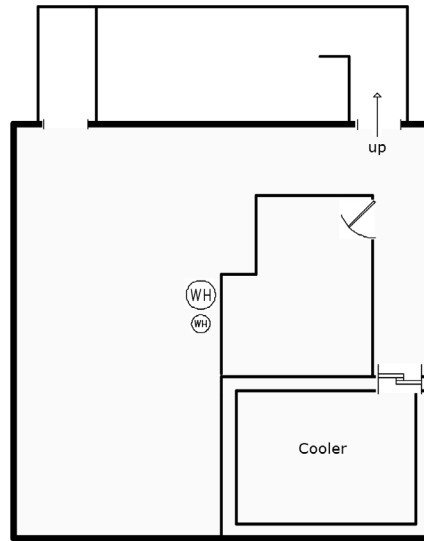
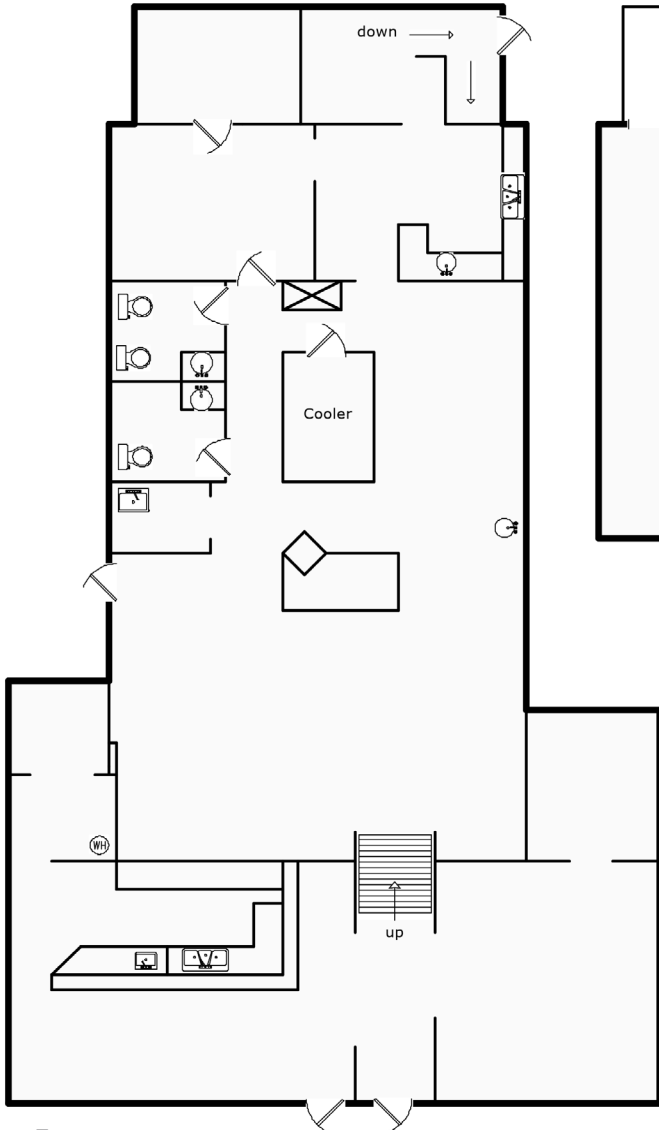


FRONTAGE:
45' LAUREL STREET



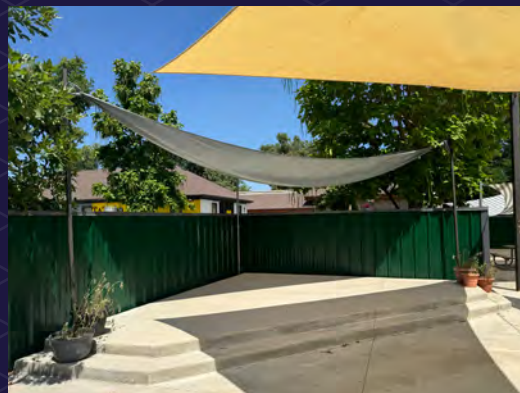
FLOOR PLAN

MAIN LEVEL
2,645 SF



*BASEMENT
835 SF







RESIDENTIAL COMMUNITIES

- 1 OLD TOWN FLATS
- 2 MASON STREET FLATS
- 3 CONFLUENCE
- 4 420 LINDEN
- 5 UNCOMMON
- 6 MAX FLATS

Poudre River Whitewater Park

Lee Martinez Farm

North Side Azatian Center

CHERRY ST

2

1

3

4

THE EXCHANGE

GINGER BAKER

OLD TOWN SQUARE

ELIZABETH

MOUNTAIN AVE

Larimer County Courthouse

OAK ST

RIVERSIDE AVE

ACE Hardware

5

Lucky's Market

target

MULBERRY ST

6

HOWES ST

COLLEGE AVE

122 W LAUREL

LAUREL ST

COLORADO STATE UNIVERSITY

DOWNTOWN FORT COLLINS

DOWNTOWN, THE HEART OF THE CITY

Downtown Fort Collins is where arts, history, culture, and business come together. As part of the Downtown Development Authority (DDA), the Business Marketing & Communications (BMC) program advances marketing efforts that communicate the downtown's distinctive qualities and generates promotions to enhance the prosperity of the businesses and stakeholders within the DDA boundary. Stakeholders include, but are not limited to: restaurants, retailers, arts organizations, entertainment venues, and professional service providers.



COLORADO STATE UNIVERSITY

Colorado State University is one of the nation's top public Tier 1 Research universities and an institution on the rise. Our Ram success is driven by an ambition to be excellent in all we do

combined with an unparalleled location that is one of the fastest-growing and most vibrant areas in the country.

CSU is a higher education destination for working and learning for faculty, staff, and students from across Colorado, the nation, and around the globe. CSU has produced record enrollment in the past decade, built on all-time highs in student diversity and student success, experienced record fundraising and research expenditures that keep hitting new highs year-after-year, and our faculty are known nationally and internationally for their groundbreaking research. Among other recognition for research and creative scholarship, CSU was recognized in 2022 as one of 10 top research institutions in the world contributing to solving the COVID pandemic.



STRONG DEMOGRAPHICS

This restaurant/bar is located across from a thriving Colorado State University Campus, with a five-year average enrollment of more than 33,400 students. The 2023 incoming class of 5,299 students is one of the largest ever and the Fort Collins campus had a total student headcount of 33,648 in 2023-24.

At one of the main intersections leading into Downtown Fort Collins, the daytime employment population within a 3-mile radius is over 63,000 with a strong base of daily visitors and over 50,000 vehicles per day.



TRANSPORT

MAX Bus Rapid Transit (BRT) connects major activity and employment centers in the Fort Collins community, including Midtown, CSU, and Downtown. It links seamlessly with other Transfort bus routes, Park-n-Rides, and other service lines, providing a hassle-free travel experience for our riders.

With 12 stations and stops, MAX follows a dedicated transit-only guideway and mixed-traffic streets, connecting the South Transit Center (STC) to Downtown, making it a convenient travel route.



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