

TURN KEY RESTAURANT

1002 S. College Ave, Fort Collins, CO 80524

3,973 SF Available / For Sublease



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OVERVIEW

3,973 SF Available / For Sublease

Outstanding freestanding turn-key restaurant opportunity in downtown Fort Collins. This property is surrounded by parking and has ample signage, it is in an iconic building that recently went through a complete renovation in 2021. This building provides an excellent kitchen and design layout which is fully equipped. The space provides a functional kitchen and has an excellent design layout. This location is surrounded by ample amenities like hotels, restaurants, bars, and is directly across the street from CSU Campus. FF&E and lease term are negotiable.



AVAILABLE SF

3,973 SF (with 588 SF of outdoor patio not included in SF)



ASKING RATE

\$34.00/SF NNN



NNN EXPENSES

\$11.00/SF 2024 Estimate



TERM

Through July 31, 2031



PARKING

Approximately 40 Surface and Street Parking Spaces

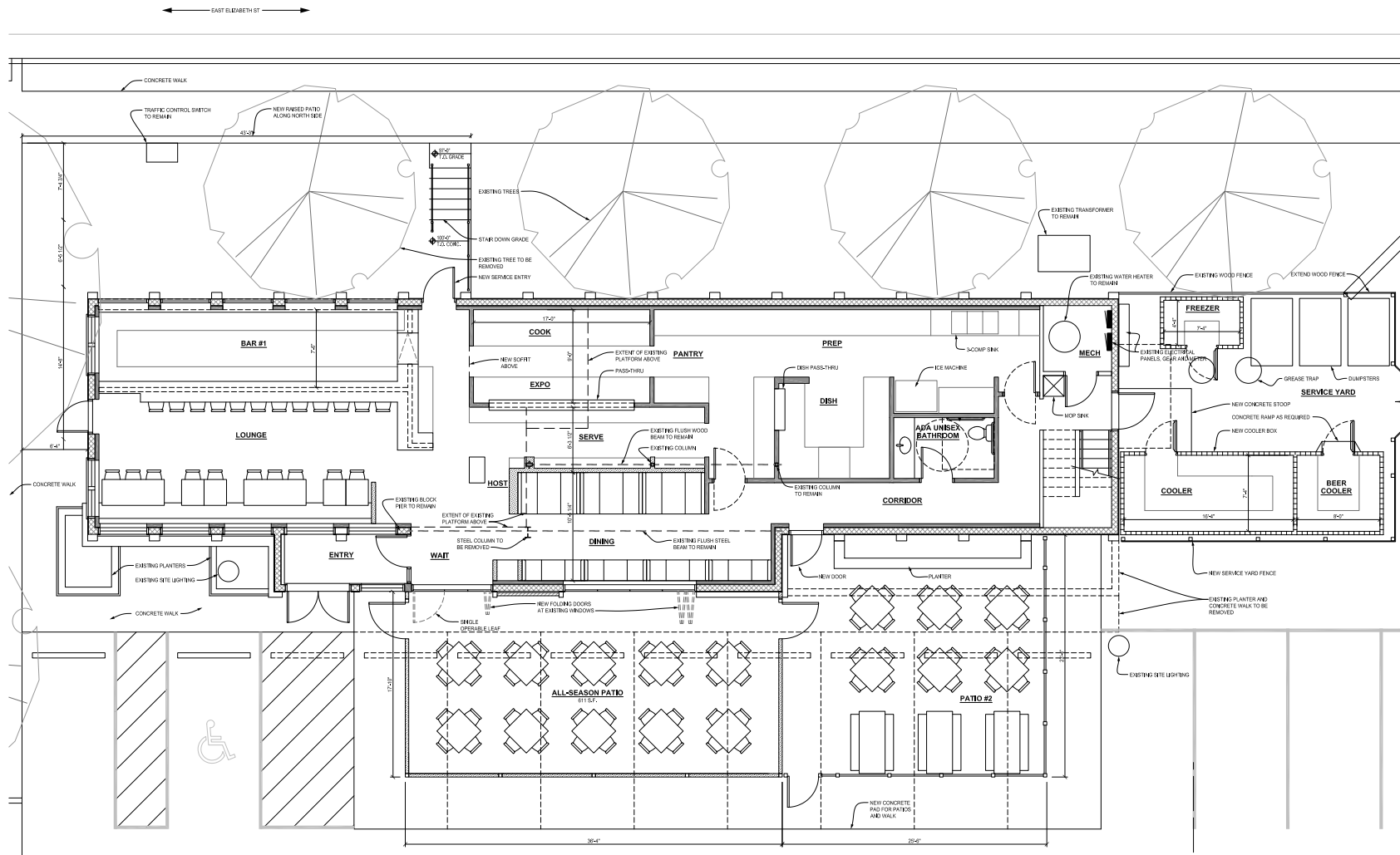


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FLOOR PLAN

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*For Sale Independent of the Lease

[VIEW FF&E LIST](#)





LOCATION HIGHLIGHTS

- Fort Collins is home to Colorado State University (28,000 students).
- Affluent surrounding area with average annual household income \$90,438.
- Surrounding regional trade area features national retailers such as Walmart Supercenter, Sam's Club, Target, The Home Depot, King Soopers, REI, Safeway, and The Shops at Foothills.

For more information, please contact:

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