

# FOOTHILLS



## AVAILABLE

FOOTHILLS MALL, FORT COLLINS, COLORADO 80525

NEW OWNERSHIP  
SHORT TERM LEASES AVAILABLE



## FOOTHILLS MALL 2ND GENERATION SPACE AVAILABLE

Foothills Mall is Fort Collins' premier Class A destination. With a diverse tenant mix, central location and new ownership group this property is a great option for a multitude of tenants. Take advantage of this unique short term lease opportunity with excellent 2nd generation spaces and a Landlord willing to reinvigorate the property to draw additional customers to businesses. **Broker incentives available.**

### AVAILABILITY SUMMARY

#### LEASE RATE (EAST LAWN)

Greater of 10% of gross sales or \$25/SF gross

#### LEASE RATE (INTERIOR & WEST LAWN)

Greater of 10% of gross sales or \$20/SF gross

#### LEASE TERM

Minimum 12 months - occupancy required no later than January 1, 2023 with expiration no later than January 1, 2024

#### AVAILABLE SIZE\*

959 - 6,500 SF

\*Includes (4) 2nd generation restaurants and 1 former beer tasting space

### JOIN



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