

TURN-KEY RESTAURANT**PRICE REDUCED****1,400 SF
ROOFTOP PATIO**

12,400 SF
COLLEGE AVENUE BUILDING
FOR SALE IN OLD TOWN FORT COLLINS

Sale Price: ~~\$5,950,000~~ \$5,295,000

Prominent downtown location that fronts College Avenue and overlooks Old Town. The first floor is built out as an upscale restaurant with private dining areas and two street level patios. The second floor is a spacious restaurant/bar offering high end finishes and a rooftop patio.

This building is located near the intersection of College Avenue and Mountain Avenue, which sees approximately 30,000 vehicles per day. This property enjoys a high volume of foot traffic with its Old Town Fort Collins location and proximity to Colorado State University.

PROPERTY HIGHLIGHTS

- College Avenue frontage
- 2 Turn-key restaurant spaces
- Building signage
- 2 Street level patios
- Lower level (1,800 SF)
- Rooftop patio (1,400 SF)
- 2 Full kitchens
- 2 Bars
- 3 Entrances (2 front, 1 rear)

1ST FLOOR ALSO AVAILABLE FOR LEASE**2ND FLOOR ALSO AVAILABLE FOR LEASE**



ROOFTOP PATIO (LOOKING WEST)



FIRST FLOOR BAR



FIRST FLOOR DINING



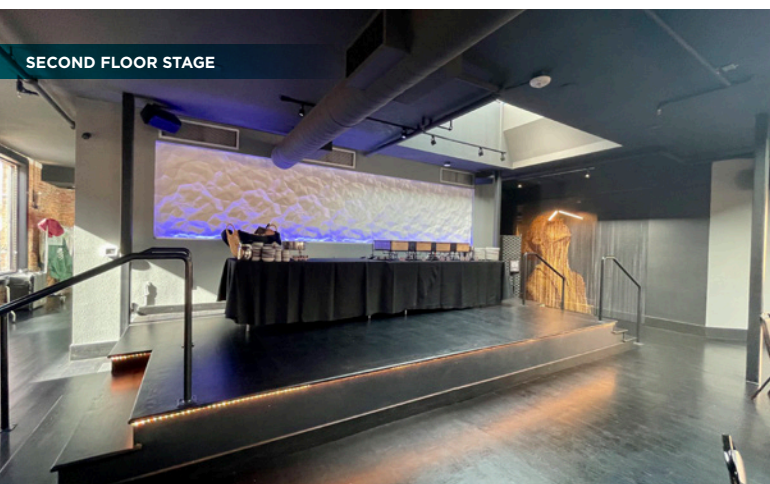
FIRST FLOOR DINING



FIRST FLOOR DINING



FIRST FLOOR LOUNGE

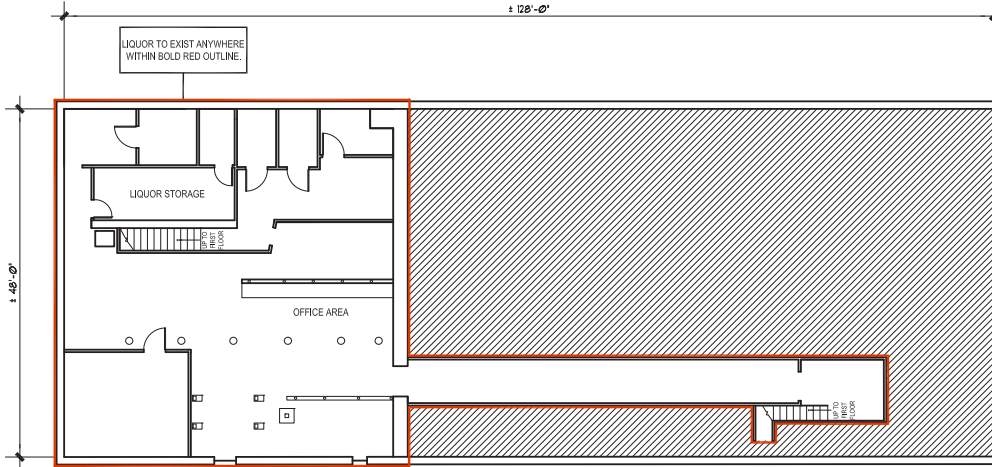


SECOND FLOOR STAGE

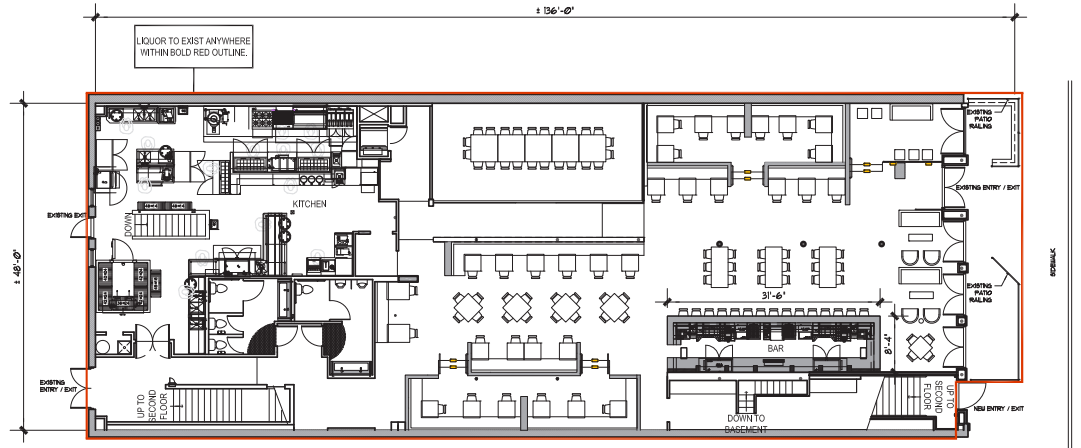


SECOND FLOOR BAR

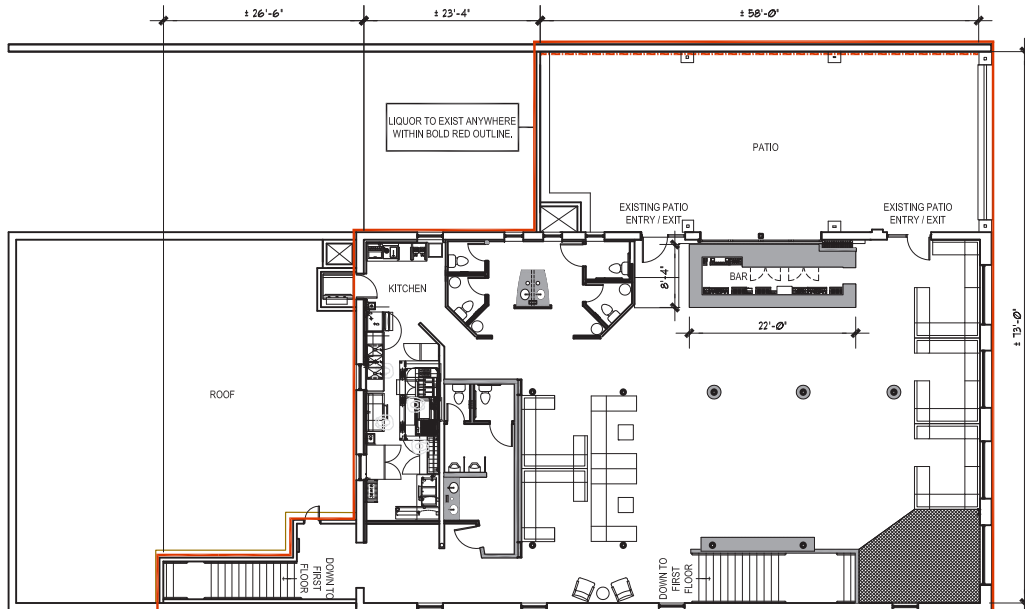
BASEMENT PLAN | ±1,800 SF*



**FIRST FLOOR PLAN
±6,528 SF***



**SECOND FLOOR PLAN
±4,072 SF***



*SF to be verified by buyer/lessee

125 S. COLLEGE AVENUE

FORT COLLINS, COLORADO 80524



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2021 Population (Pop.)	14,325	90,036	161,557
2026 Projected Pop.	14,970	95,970	172,230
2021 Households	5,276	37,046	66,158
Avg. Household Income	\$74,870	\$73,612	\$86,220
Daytime Population	19,961	56,914	85,461

Source: CoStar, 2021

Mason Corridor Mass Transit

- 5 mile north-south byway along existing railway
- 60% of all jobs located within 1 mile
- Free WiFi onboard



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