



**1228 - 1232 West Elizabeth Street**

FORT COLLINS, COLORADO

**Campus Village** is a mature shopping center located within walking distance to Colorado State University. High profile, highly visible property located just west of the busy intersection of West Elizabeth Street and South Shields Street. There are 4,200 student housing units in the development pipeline bringing more pedestrians and traffic to the area.



## PROPERTY DETAILS:

**Available Units:** C2 - 2,240 SF  
C4 - 1,930 SF

**Lease Rate:** \$18.00/SF NNN

**Building Size:** 26,012 SF

**Parking:** 105 Spaces

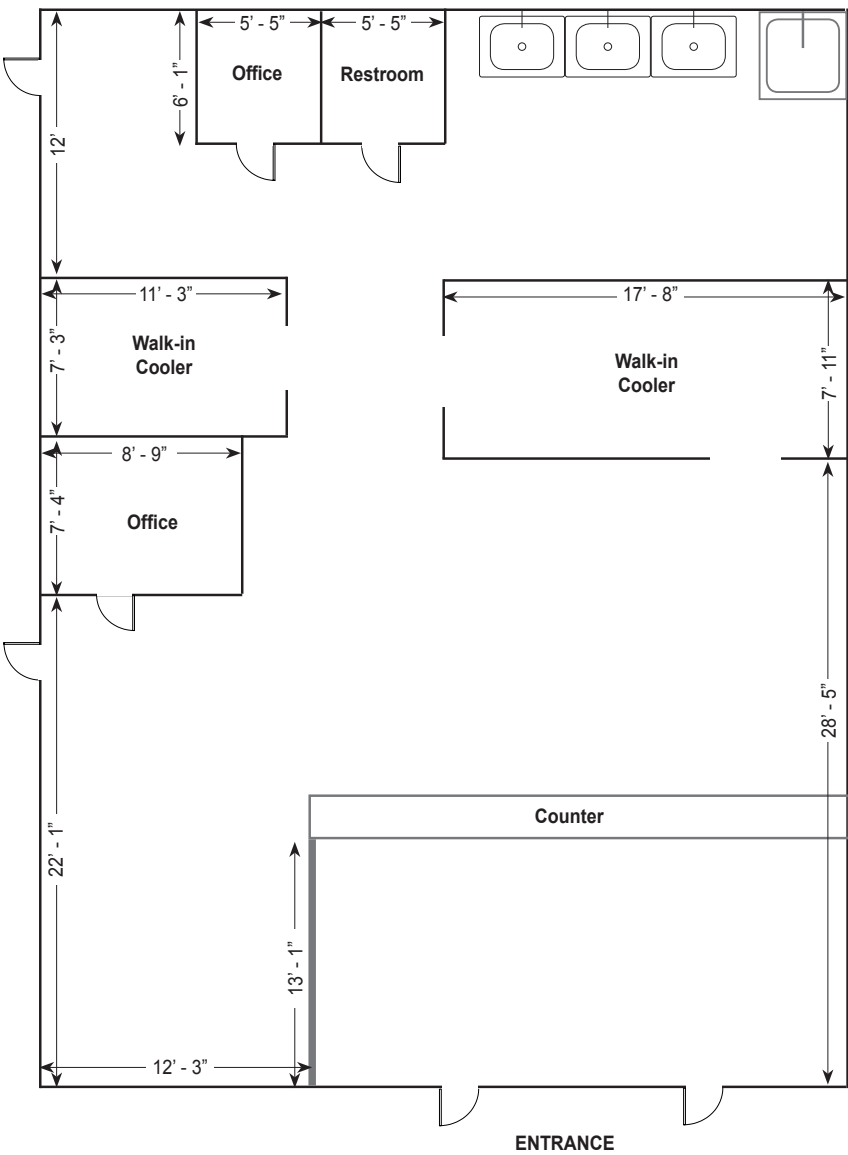
**Major Tenants:** Honolulu Poke Bar  
CSL Plasma  
McDonalds

**PROPERTY FEATURES:** Off-street parking  
Building signage available  
High pedestrian traffic  
C2 - 10' x 5' hood

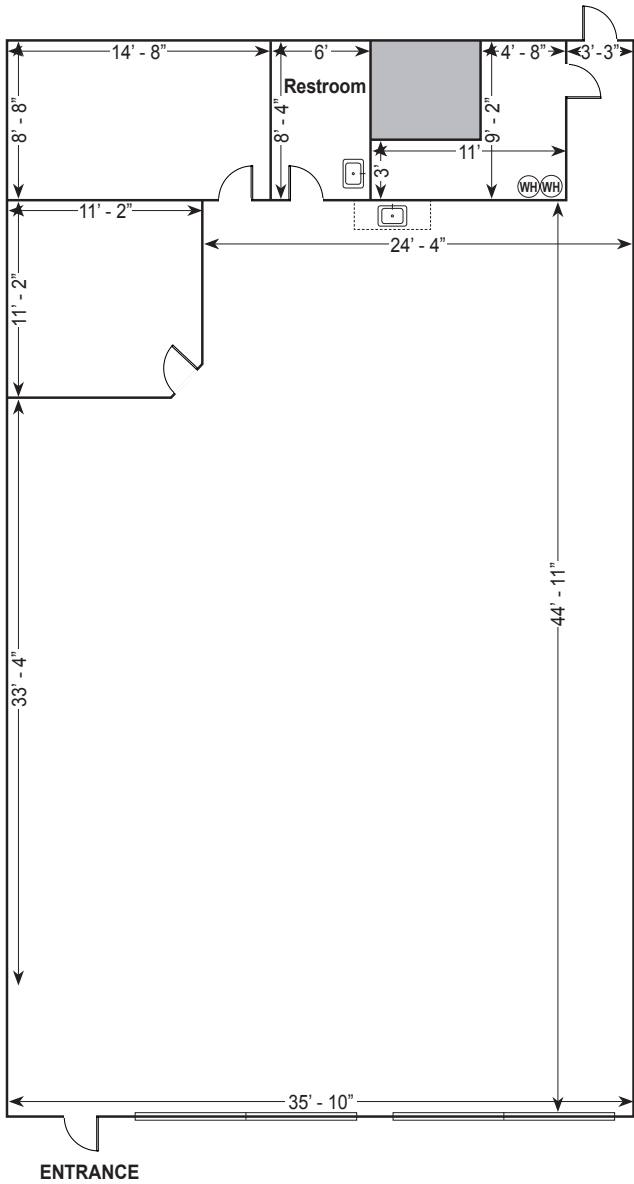


PROPERTY FLOOR PLANS

UNIT C2 FLOOR PLAN



UNIT C4 FLOOR PLAN







#### DEMOGRAPHICS

##### Estimated Population

1 MILE	24,323
3 MILES	99,836
5 MILES	158,453

##### Daytime Population

1 MILE	31,626
3 MILES	115,850
5 MILES	174,909

##### Estimated Households

1 MILE	8,517
3 MILES	41,097
5 MILES	64,384

##### Average Household Income

1 MILE	\$50,450
3 MILES	\$67,665
5 MILES	\$80,597

- ESRI 2019



#### TRAFFIC COUNTS

W. Elizabeth Street @ City Park Avenue	21,455 VPD
S. Shields Street @ W. Elizabeth Street	46,348 VPD

- City of Fort Collins 2017



FOR MORE INFORMATION PLEASE CONTACT:

**Melissa Moran, CCIM**  
melissa.moran@cbre.com  
+1 970 372 3858

[www.cbre.us/colorado](http://www.cbre.us/colorado)

**CBRE**

© 2019 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. 082019