

# RETAIL SPACE AVAILABLE FOR LEASE



New Restaurant  
Opening in 2021

YOUR SIGN HERE

NOW LEASING  
970-2...  
www.j...

Suite 140

**WESTPARK**

1335 W Elizabeth Street  
Fort Collins, CO

**CBRE**



# PROPERTY FEATURES



CLASS A RETAIL



HIGH VISIBILITY



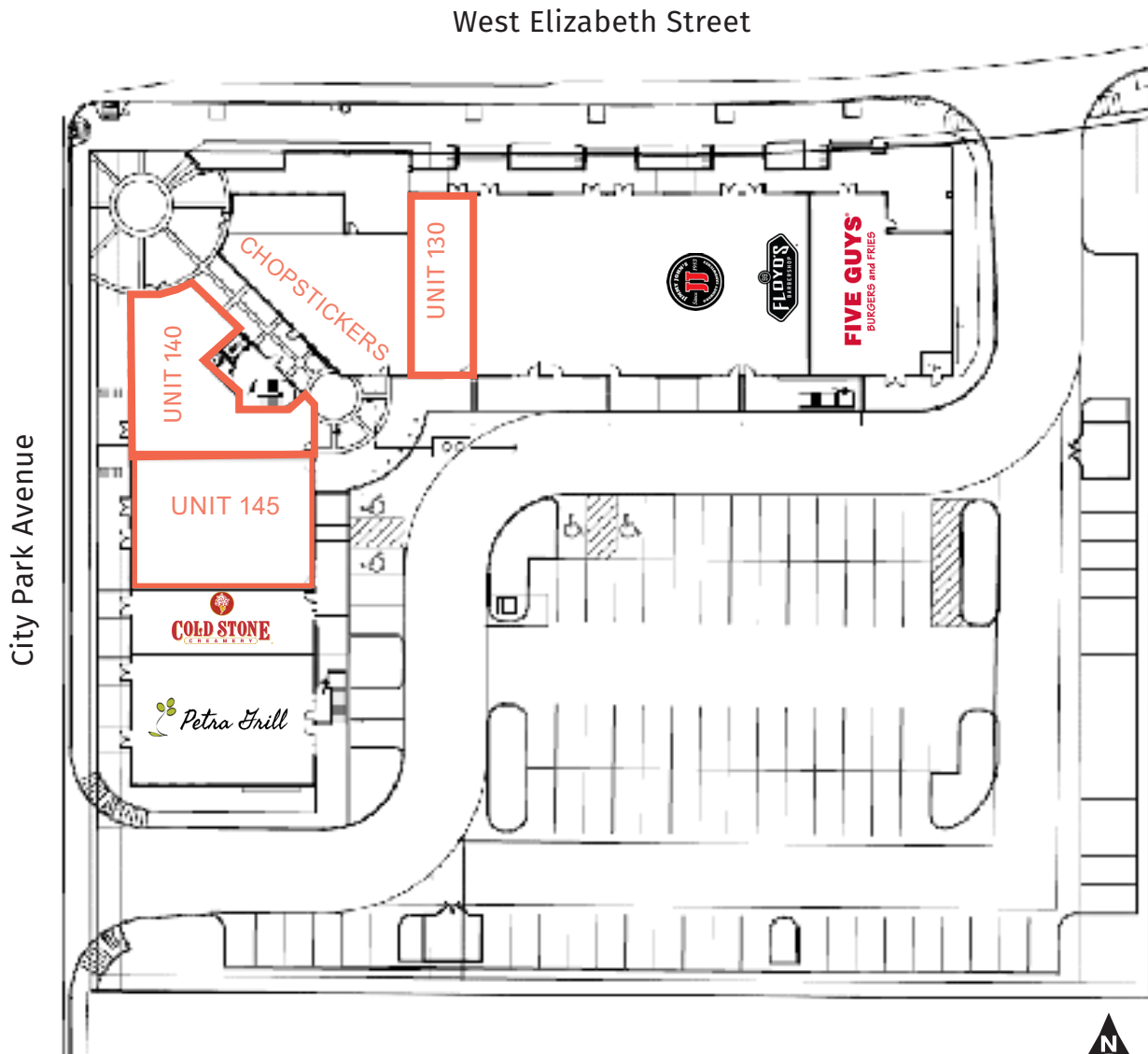
OFF-STREET PARKING



CONVENIENT FRONT AND REAR CUSTOMER ENTRANCES

## WESTPARK SPACE AVAILABLE

- One of the best addresses on Elizabeth Street, just steps from Colorado State University (33,000 students)
- Incredible population density with a daytime population of more than 31,000 people
- Steps from the Campus Stadium
- Exceptional dual access from parking field and street retail
- Gorgeous Patios with water feature and landscaping
- Traffic Counts 20,442 VPD (City of Fort Collins)
- Desirable off-street parking
- Surrounded by a captive, built-in customer base with residential above and throughout corridor
- Amazing co-tenants!



### FOR LEASE:

**UNIT 130:** 1,218 SF, CALL BROKER FOR PRICING

**UNIT 140:** 2,017 SF, \$29.00/SF NNN  
(FEATURES A GREASE TRAP AND CHASE FOR HOOD)

**UNIT 145:** 2,440 SF, \$26.00/SF NNN  
2021 NNN ESTIMATES: \$8.50/SF

## 2020 DEMOS

	1 mi	3 mi	5 mi
Population	25,279	98,317	158,202
Daytime Population	20,877	102,956	162,275
Avg # Households	8,847	40,792	64,644
Avg HH Income	\$51,336	\$70,183	\$82,266







- **PLANNED / UNDER CONSTRUCTION APARTMENTS**
- Union on Elizabeth - 402 Bedrooms
- Union on Plum - 229 Bedrooms
- The Hub - 381 Bedrooms
- The Standard - 730 Bedrooms
- Stadium Apartments - 388 Bedrooms

FOR MORE INFORMATION PLEASE CONTACT:  
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