

OFFERING MEMORANDUM

1640

RIVERSIDE

SUITE 200



CBRE

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THE OFFERING



THE OFFERING

CBRE, INC. as the exclusive representatives, are pleased to offer the investment sale of **1640 Riverside Avenue - Suite 200**, a 3,880 SF retail space located in Fort Collins, CO. This two-story space offers attractive architecture and custom tenant finishes throughout. The Property is leased through July of 2025. While centrally located, the Property has convenient access to both I-25 and Old Town Fort Collins with excellent visibility and frontage on Riverside Avenue.



PROPERTY DETAILS

PROPERTY ADDRESS: 1640 Riverside Avenue - Suite 200
Fort Collins, Colorado 80524

AVAILABLE: 2,518 SF Main Floor
1,362 SF Mezzanine
3,880 SF Total Available

BUILDING SIZE: 11,485 SF

YEAR BUILT: 2017

CURRENT TENANTS: Studio Be Salon Group
Refuge Hair Care





THE OFFERING

FINANCIAL INFORMATION

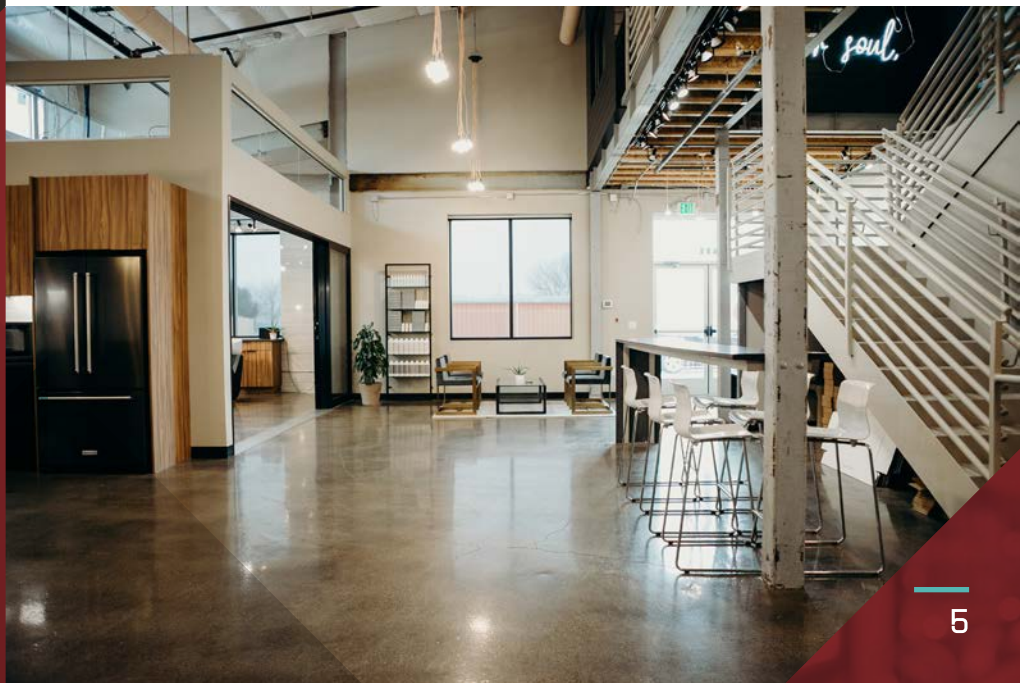
SALE PRICE: \$925,000.00 (\$238.402/SF)

NET OPERATING INCOME: \$67,900.00

CAP RATE: 7.34%

LEASE TERMS:

Lease Start Date:	8/1/2020
Lease Expiration Date:	7/31/2025
Lease Rate:	\$17.50/SF NNN
Annual Increase:	\$0.50
Increase Date:	August 1



TENANCY

6





TENANCY



STUDIO BE SALON GROUP:

Established in 2005, Studio Be Salon is firmly grounded in American culture and style. Simultaneously bold and humble, hard-working and grateful, their salons strive to embody the best of American culture, style, art, and craft. Their one-of-a kind experience has ranked Studio Be among the top 200 in North America. Every one of their Fort Collins and Boulder hair stylists are highly trained in precision hair cutting and multi-dimensional hair color.

refuge
HAIR—

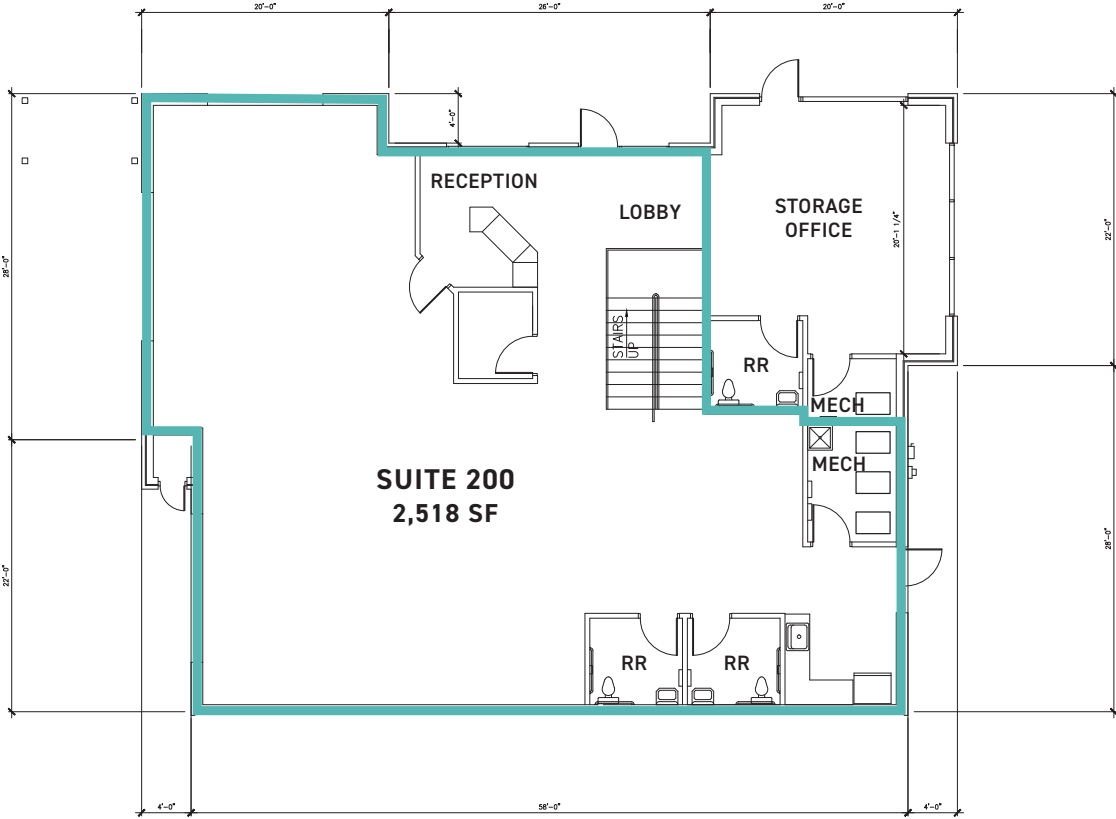
REFUGE HAIR CARE:

After performing almost a million client consultations...yes 1,000,000 in over 15 years, Refuge Hair Care is bringing clients a truly unique experience. They've carefully considered individual genetics, hair habits, climate, and individual needs with each and every treatment. Sending years of passion and expertise right to one's doorstep. Think of it as your very own salon in a box.

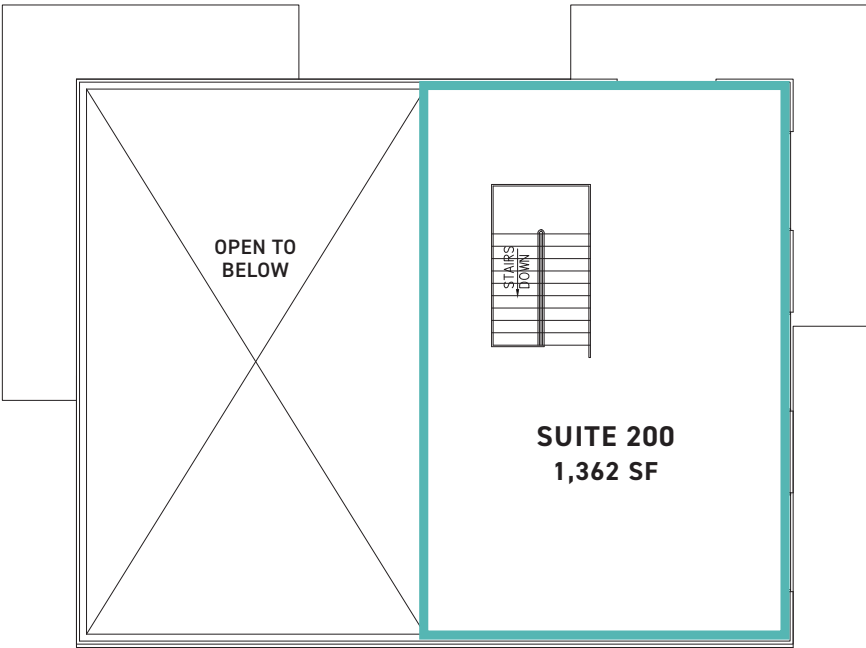




FLOOR PLANS



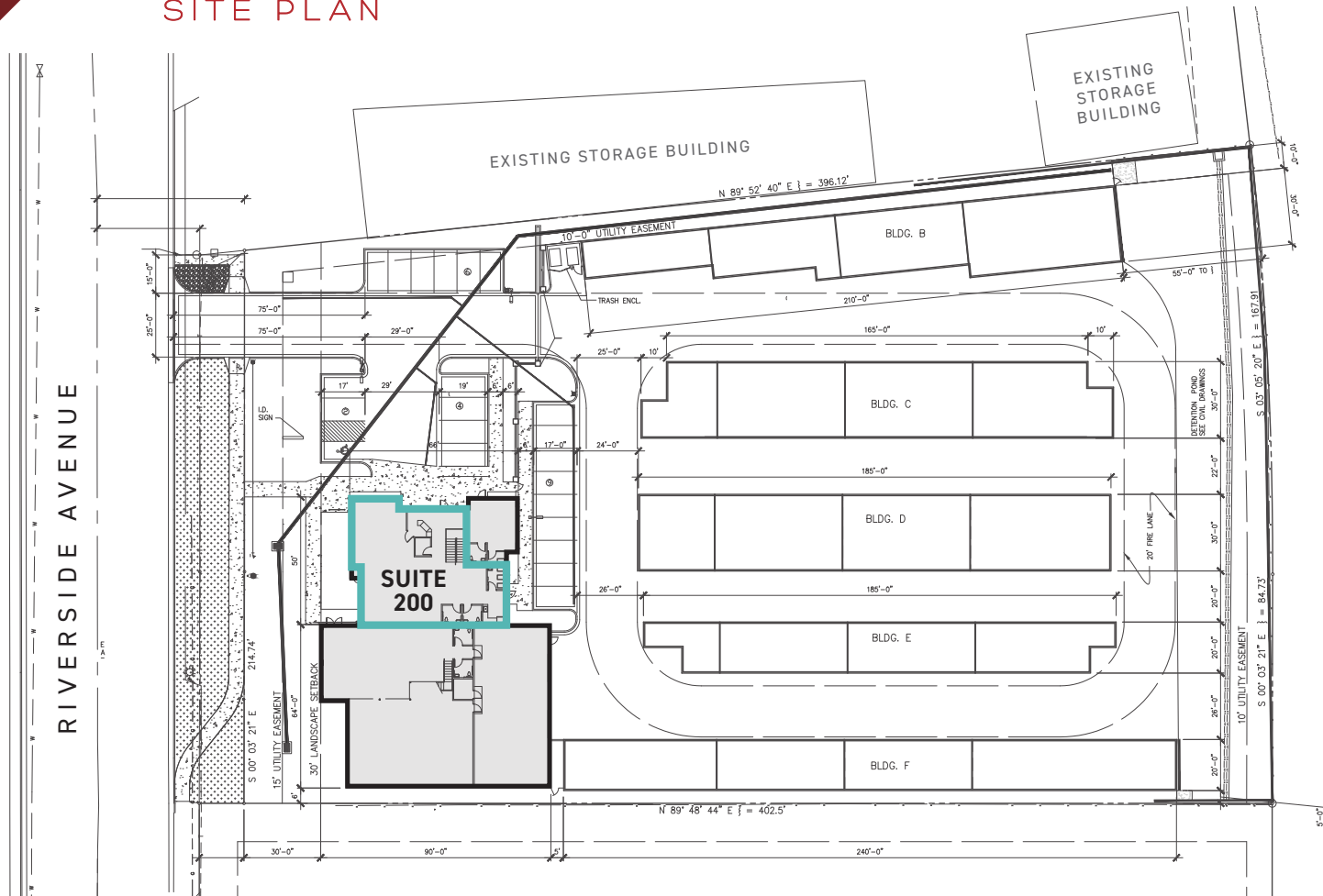
FIRST FLOOR



SECOND FLOOR



SITE PLAN



LOCATION OVERVIEW

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LOCATION OVERVIEW

FORT COLLINS

Over the years, Fort Collins has earned a national reputation as a world-class community and is frequently listed as one of the best places to live, run a business, retire, innovate and more. Fort Collins has an impressive mix of large, medium, and small-size employers along with grassroots startups and forward-thinking entrepreneurs.

AREA DEMOGRAPHICS

1 MILE	3 MILES	5 MILES
2019 Estimated Population		
8,915	78,771	176,655
2019 Daytime Population		
15,907	115,876	190,820
2019 Estimated Households		
3,549	31,548	70,624
2019 Average Household Income		
\$89,306	\$78,623	\$86,434

- ESRI 2020



LOCATION OVERVIEW

NORTHERN COLORADO

Northern Colorado is among the fastest-growing regions in the state. There is a reason Northern Colorado attracts businesses and individuals alike to its world-class communities. The region's thriving economy, educated workforce, affordable cost of living, recreational opportunities and the lifestyle it offers are an unparalleled combination.



AFFILIATED BUSINESS DISCLOSURE

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Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

EXCLUSIVELY LISTED BY:

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DISCLAIMER

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