

FOR LEASE

# The Union on Elizabeth

RETAIL



## PROPERTY INFO

**MAY 1, 2020 DELIVERY**

**LEASE RATE: \$30 - \$35/ SF NNN**

**NNN'S: TBD**

The Union on Elizabeth is under construction in the commercial epicenter for Colorado State University's 33,000 students. Pre-leasing of two retail spaces is underway!

This special opportunity is for merchants looking to capture built-in traffic from the current residents and new occupants of the 107 unit (402 bedroom) upstairs apartments.

Live, work, play, study will be the mainstay for residents who take advantage of all of the on-site amenities including a pool and clubhouse and street-level retail and restaurant opportunities.



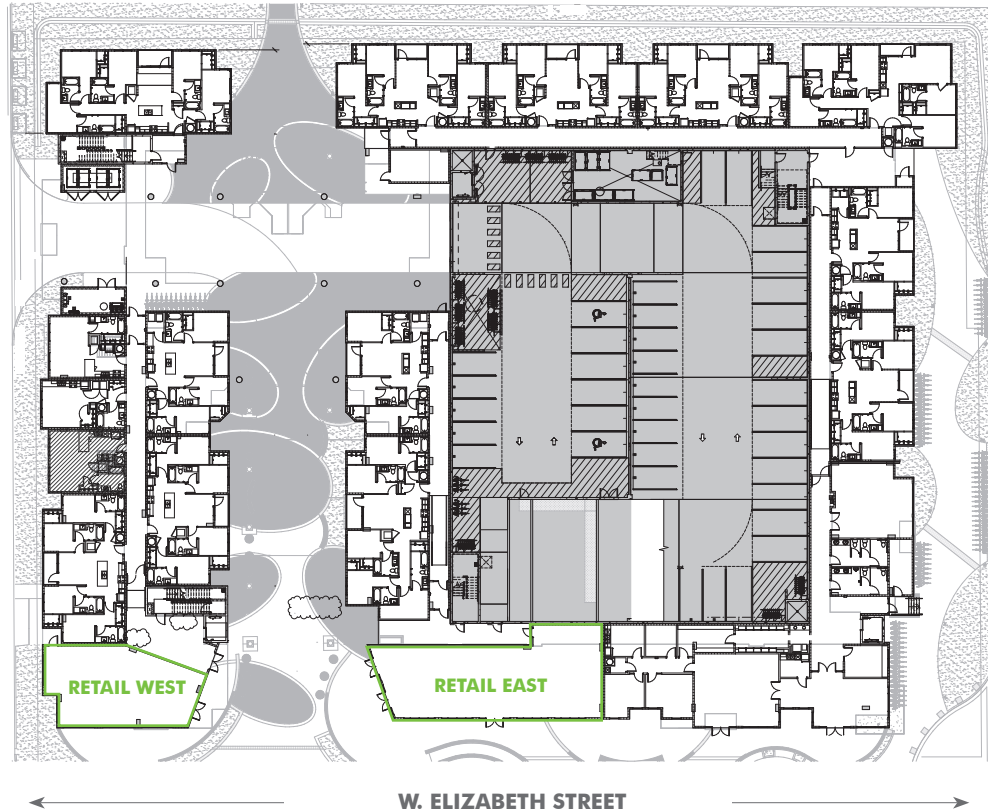
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### Available

RETAIL WEST	1,378 SF
RETAIL EAST	2,176 SF

Delivery condition for both units is core and shell.

Retail East:

- Existing chase for hood
- Grease interceptor installed

## HIGHLIGHTS:

- Prominent visibility on W. Elizabeth Street
- Site-line visibility from Shields Street
- New construction
- 24 dedicated parking spaces for retail use
- 402 residents





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## 2018 DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	23,853	98,766	155,810
Daytime Population	31,628	114,359	173,440
Population Growth Rate	1.34%	1.13%	1.44%
Median Age	22.8	28.6	31.3

West Elizabeth is the home to the densest population in the City of Fort Collins, with nearly 20,000 persons per square mile\*.

Based upon census block groups within one mile of the site.



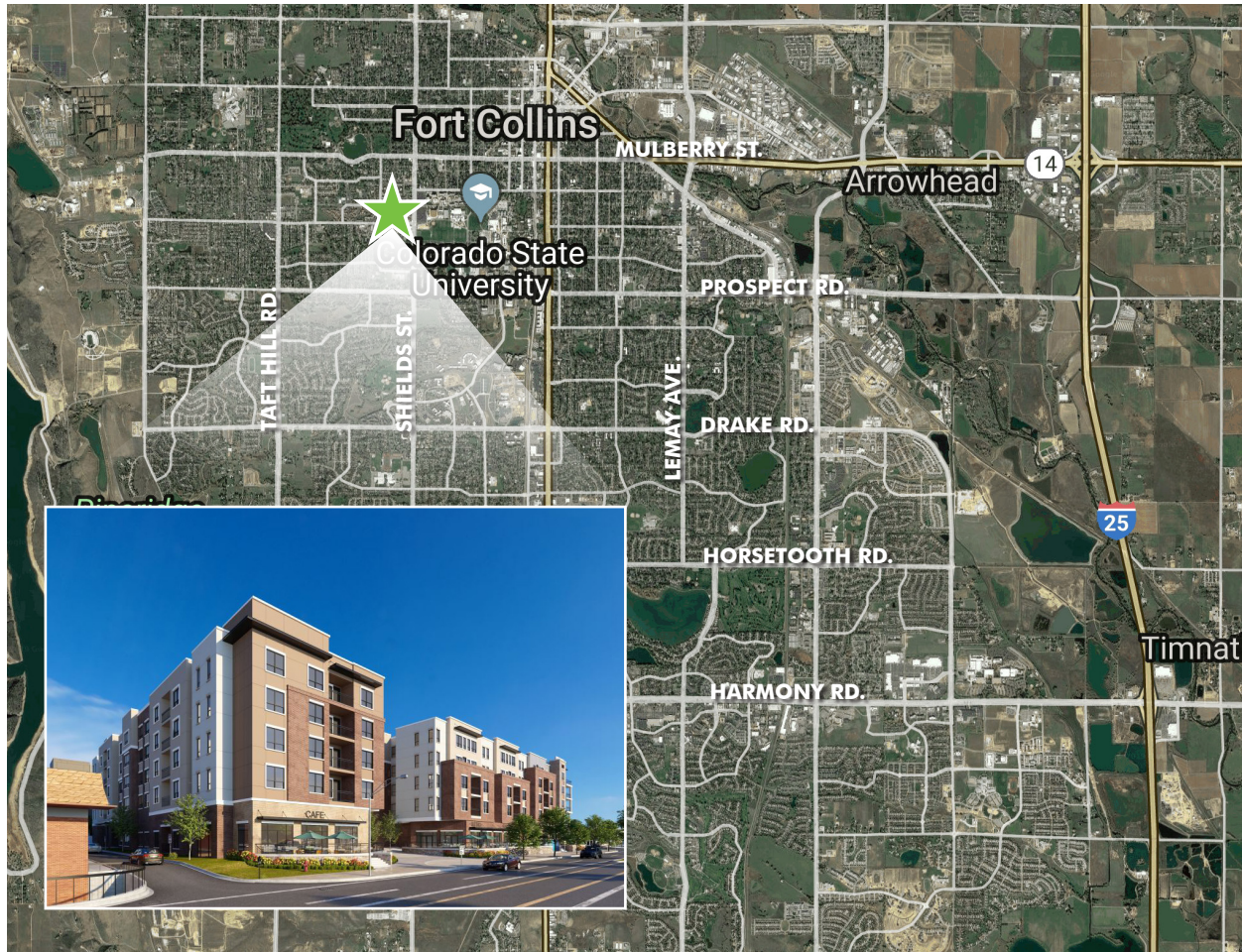
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## CONTACT US

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