

1124 – 1128 W ELIZABETH ST  
FORT COLLINS, CO 80521



Space Available

1,600–3,721 SF

Lease Rate

\$17.00/SF NNN

NNN Rate

\$12.00/SF

\*2025 estimate

*PRIME RESTAURANT OR RETAIL SPACE FOR LEASE IN CAMPUS WEST*

- Former restaurant space that includes dining area, bar, pick-up/delivery window, two walk-in coolers, and kitchen plumbing. No grease trap.
- Unit can be divided/demised.
- Located in the well-established Campus West shopping center adjacent to the CSU campus.
- High pedestrian and vehicle traffic; benefits from campus activity, athletics, and student housing density.
- Complementary tenant mix in the center (restaurants, retail, etc.).

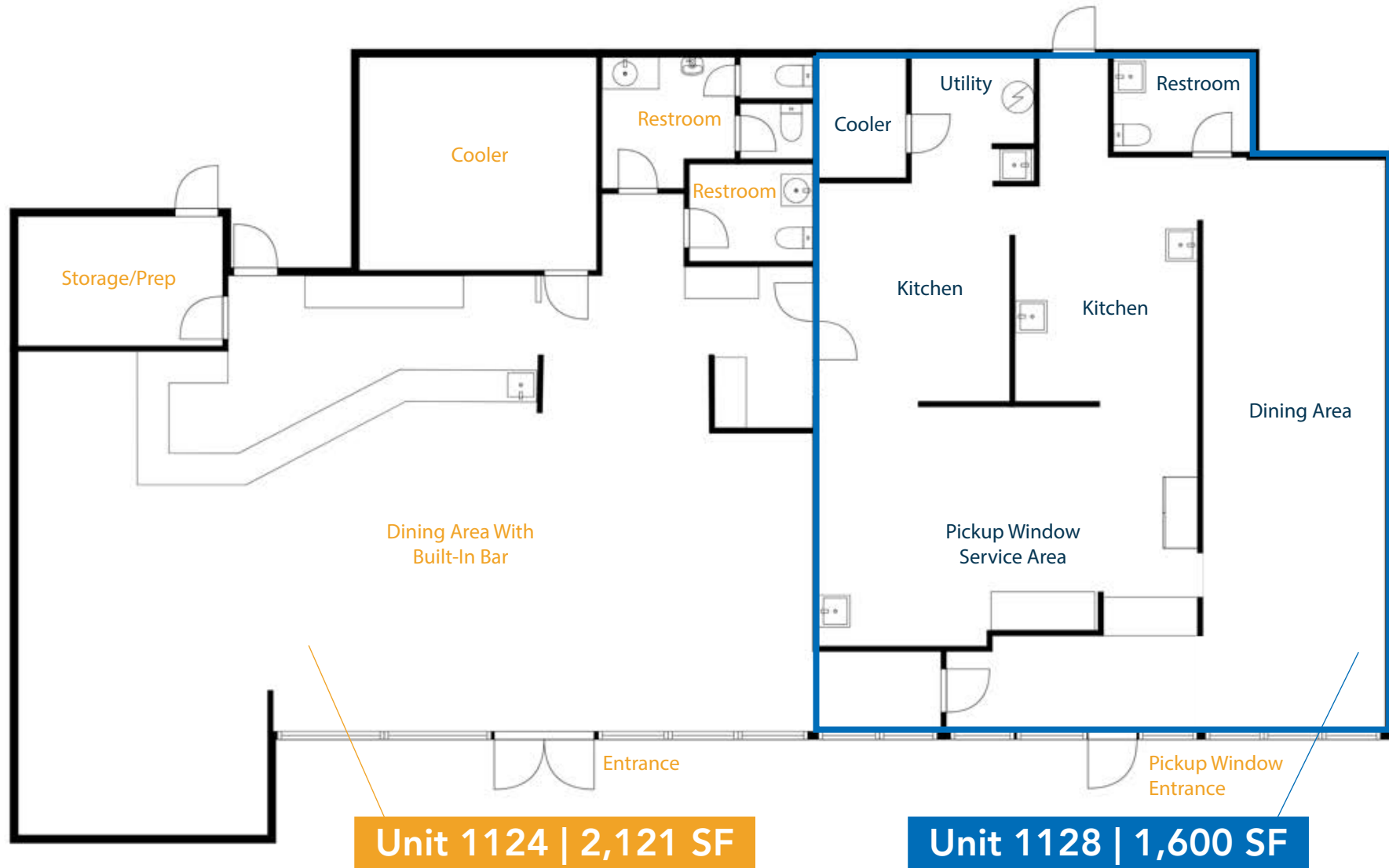




# PROPERTY PHOTOS



# FLOORPLAN



**3,721 Combined Total SF**





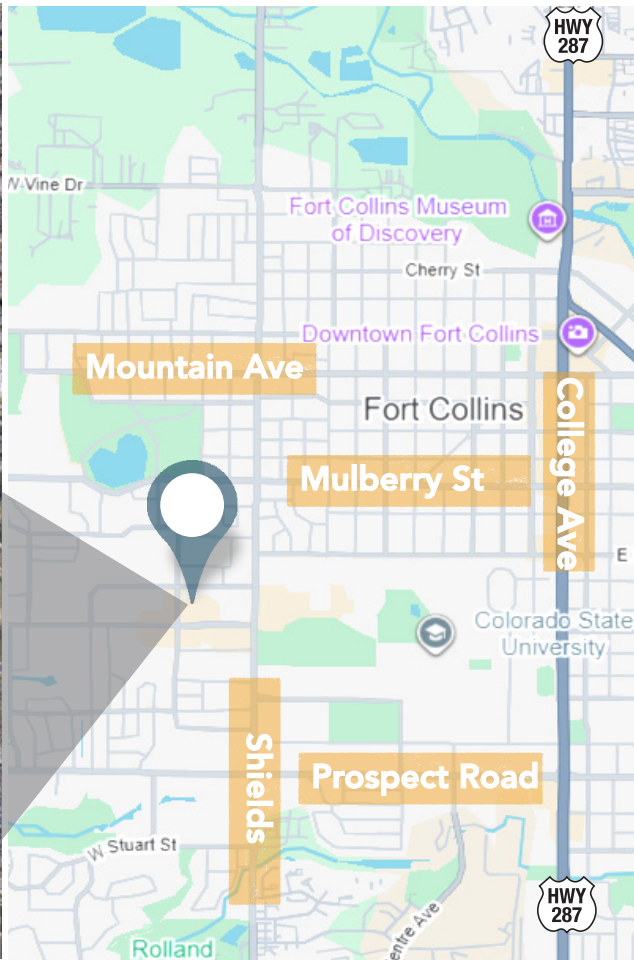
# LOCATION IN CAMPUS WEST



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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.