

160 W MOUNTAIN AVE  
FORT COLLINS, CO 80524

PROSPECTIVE USES:  
RESTAURANT | RETAIL | OFFICE



Up to 4,700 SF Available

From \*\$32.00/SF NNN

Demising Available | Combination of Upper & Lower Space

Unit A1: 3,040 SF | \*\$33.50/SF NNN

Unit A2: 1,680 SF | \*\$29.00/SF NNN

\*Lease rates assume a retail/restaurant use. Retail sales fees apply. Contact broker for details.

*LOCATED NEXT TO CITY PARKING GARAGE & MAX TRANSIT STOP*

- Revitalization of the Historic William S. Hill building
- Prominent building located at the corner of Mountain Avenue and Mason Street with Max Transit stop
- Situated steps from Fort Collin's most popular retail and restaurant amenities
- Conceptual demising plans shown below

CONSTRUCTION UNDERWAY

Target Open Date:  
December 2026



# CURRENT AND CONCEPTUAL FACADE



## Planned Improvements:

- New windows
- New lighting fixtures
- New window & door assembly
- Painted brick & new exterior paint
- Restored cornice
- Restored exterior building panels
- Addition of back patio



*\*All plans conceptual and subject to final design and feasibility, including obtaining any required city approvals*

# EXISTING SITE PLAN

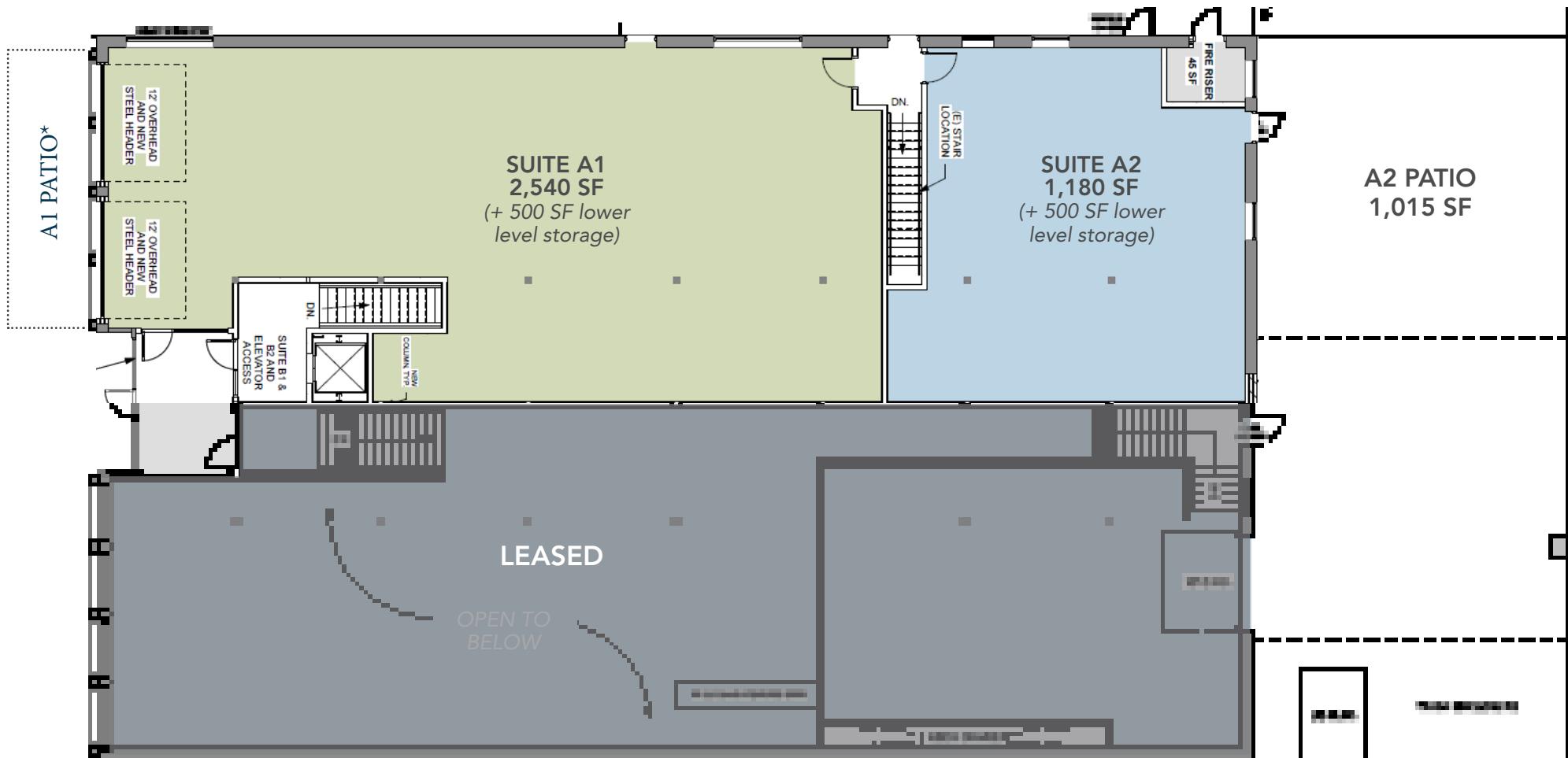


# CONCEPTUAL LAYOUT



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# CONCEPTUAL FLOORPLAN - GROUND LEVEL

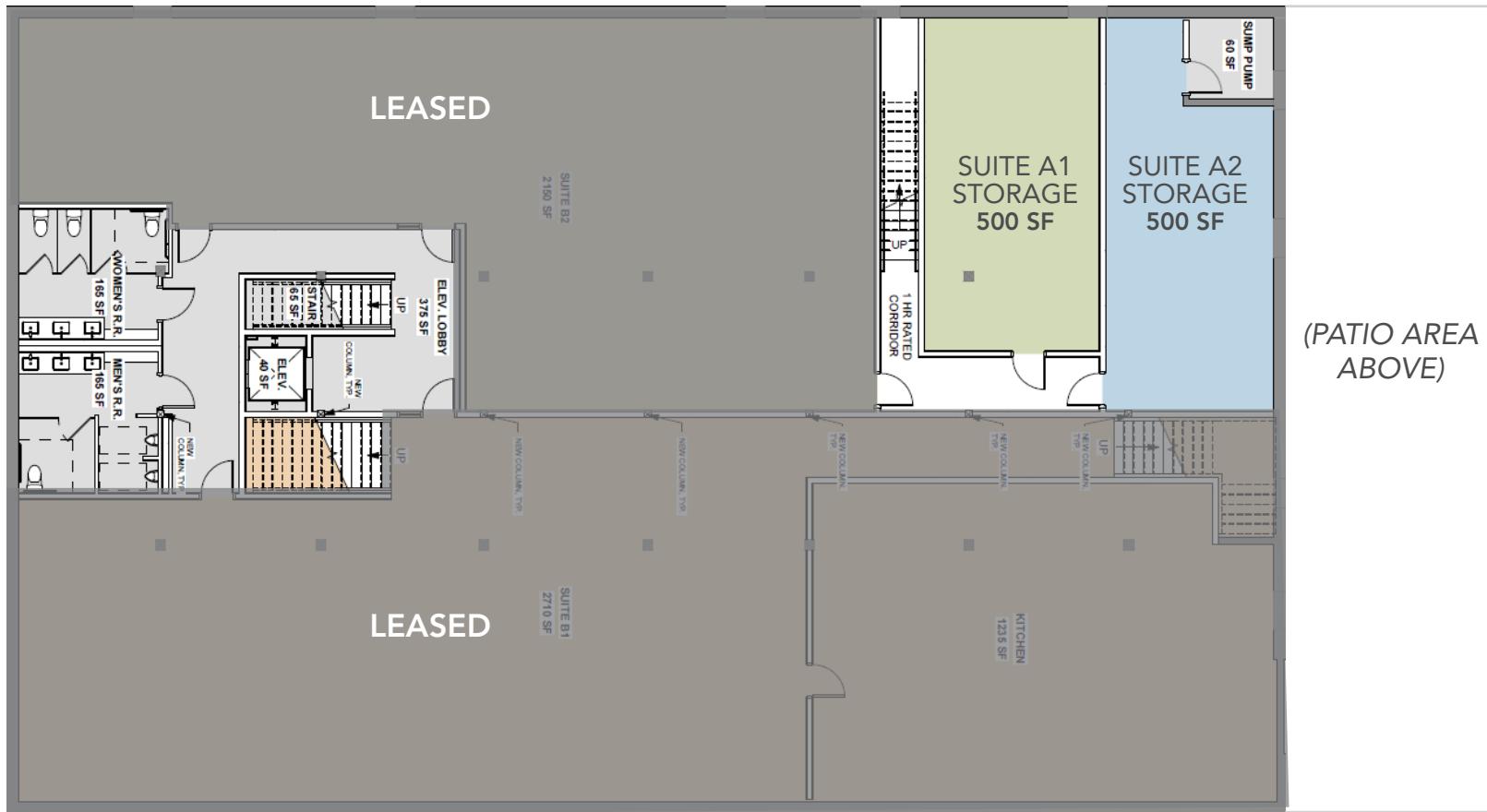


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# CONCEPTUAL FLOORPLAN - LOWER LEVEL



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# LOCAL POSITIONING



# NEIGHBORHOOD MAP



# AREA MAP



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