

1113 W ELIZABETH ST  
FORT COLLINS, CO 80521



Space Available  
**2,000 – 3,096 SF**

Lease Rate  
**\$18.00/SF NNN**

NNN Rate  
**\$11.66/SF**  
\*2026 estimate

*UNMATCHED VISIBILITY – LONGEST STOREFRONT IN CAMPUS WEST*

- Open, flexible layout divisible from 2,000 – 3,096 SF (restaurant use not permitted).
- Widest storefront in Campus West with building & monument signage.
- 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

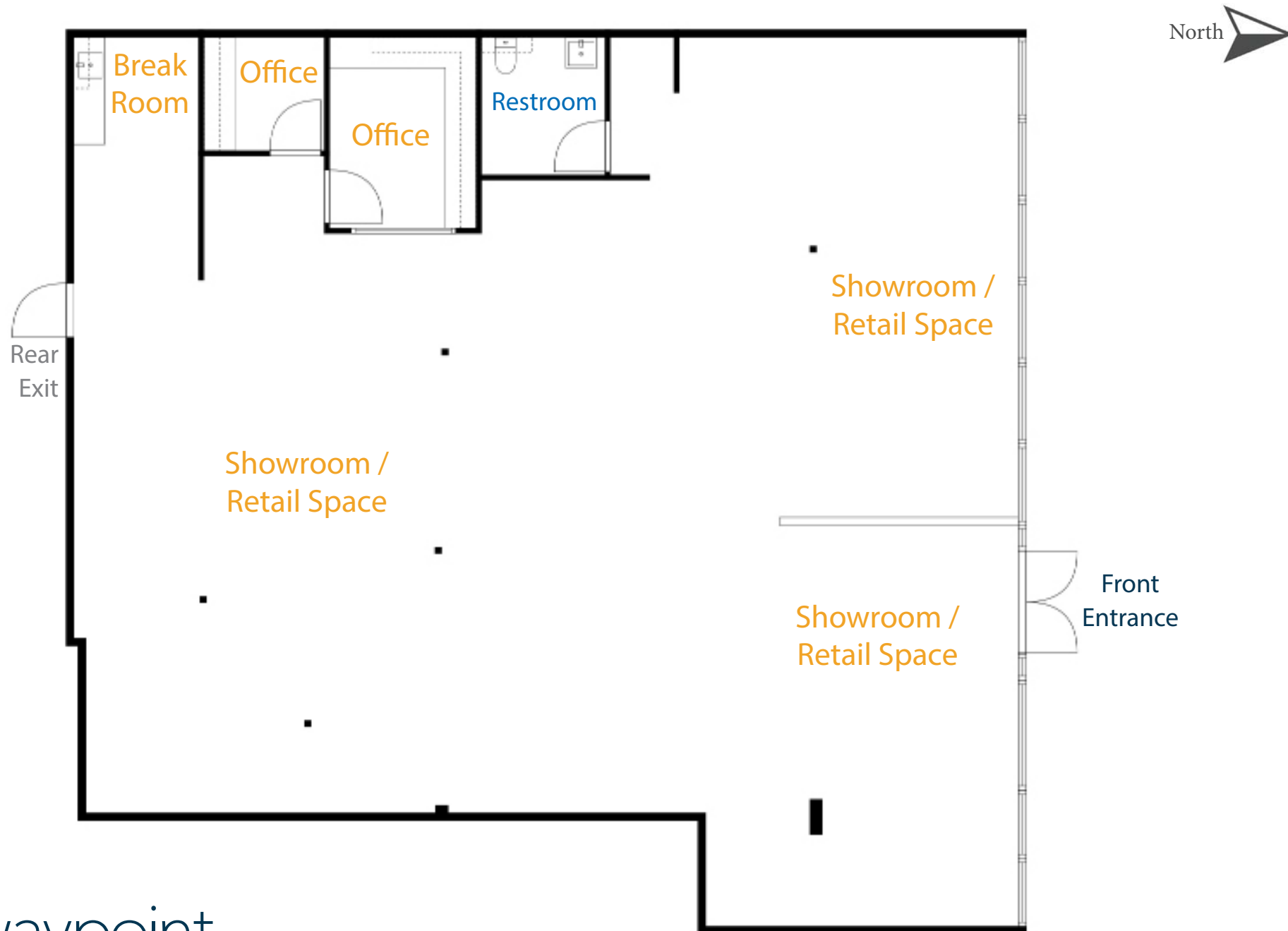




# INTERIOR PROPERTY PHOTOS



# FLOORPLAN





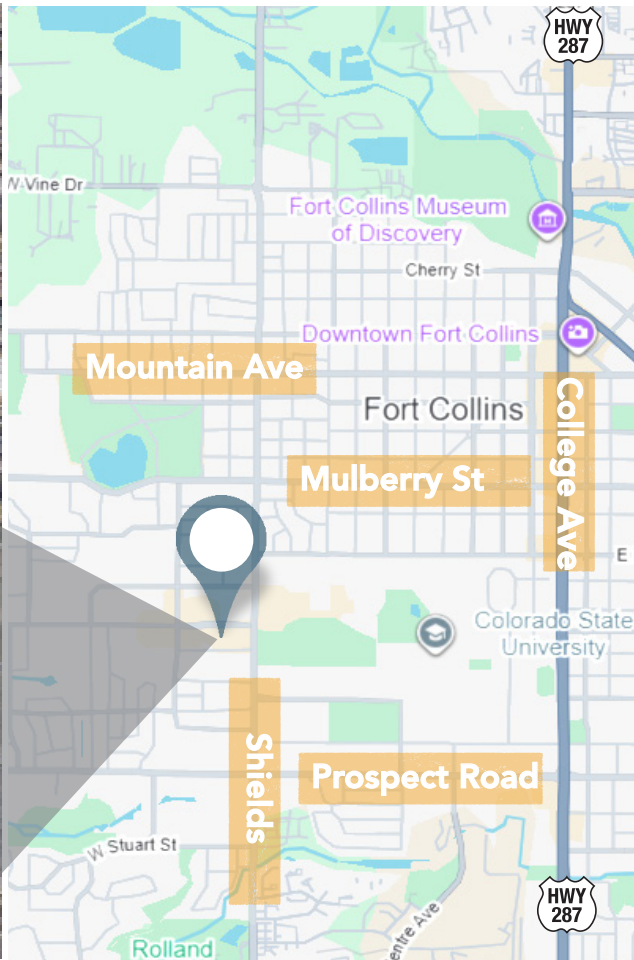
# LOCATION IN CAMPUS WEST SHOPPING CENTER



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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.