

1124 – 1128 W ELIZABETH ST  
FORT COLLINS, CO 80521



| Space Available | Lease Rate     | NNN Rate                      |
|-----------------|----------------|-------------------------------|
| 1,600–3,721 SF  | \$17.00/SF NNN | \$12.72/SF                    |
|                 |                | <small>*2026 estimate</small> |

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

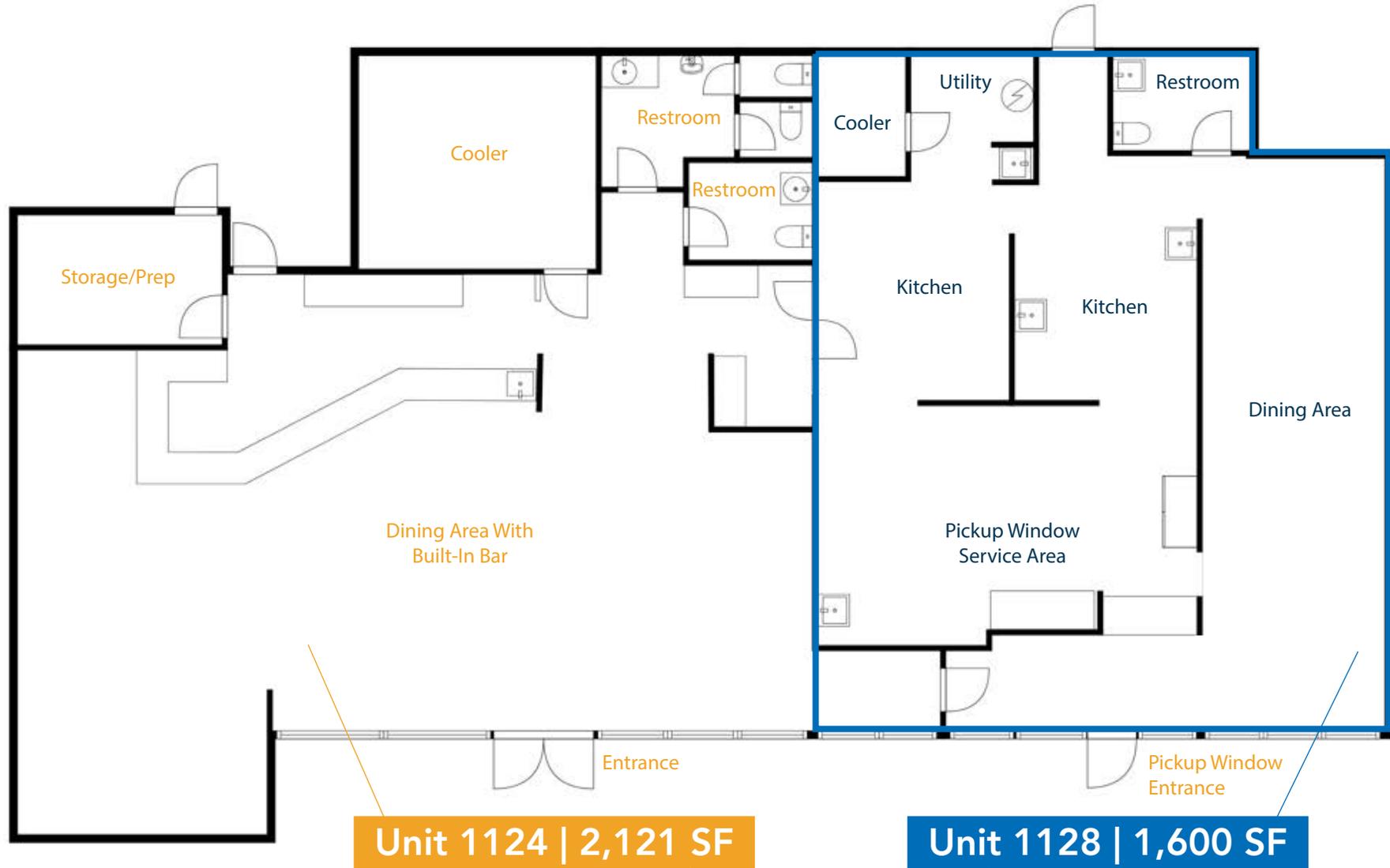
- Former restaurant space that includes dining area, bar, pick-up/delivery window, two walk-in coolers, and kitchen plumbing. No grease trap.
- Unit can be divided/demised.
- Located in the well-established Campus West shopping center adjacent to the CSU campus.
- High pedestrian and vehicle traffic;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



# PROPERTY PHOTOS



# FLOORPLAN



**Unit 1124 | 2,121 SF**

**Unit 1128 | 1,600 SF**

**3,721 Combined Total SF**



# LOCATION IN CAMPUS WEST



CSU Training Field

S SHIELDS ST

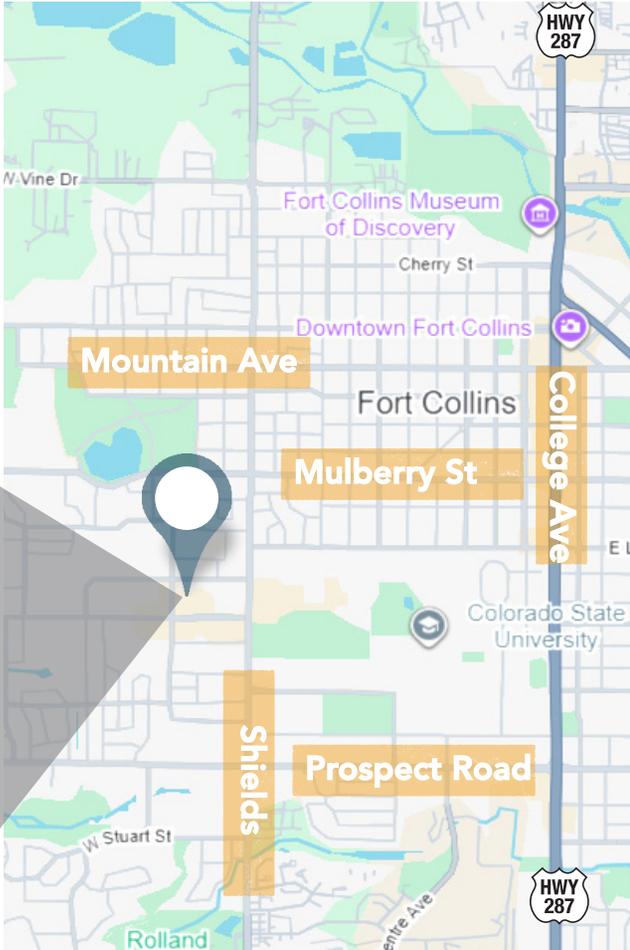
W ELIZABETH ST

1124-1128  
W  
Elizabeth



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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.