

1027 W Horsetooth

Fort Collins, CO · Suites 103, 107 & 111

Large restaurant and bar space for lease off Horsetooth

LEASE RATE

SPACE AVAILABLE

5,575 SF

NNN RATE

\$11.10/SF

LEASE RATE

\$12.00/SF

GROSS MONTHLY RENT

\$10,731.88

PROPERTY OVERVIEW

1027 W Horsetooth Rd
Fort Collins, CO



AVAILABILITY

- 5,575 SF across suites 103, 107 & 111
- Second-generation restaurant and bar

LEASE RATE

- \$12.00/SF
- NNN rate \$11.10/SF
- Equivalent gross monthly rent \$10,731.88

DEMOGRAPHICS & TRAFFIC

- Median household income \$73,864 (3-mi radius)
- 24,372 approx VPD — Shields & Horsetooth Rd (2025)

YEAR BUILT

1998

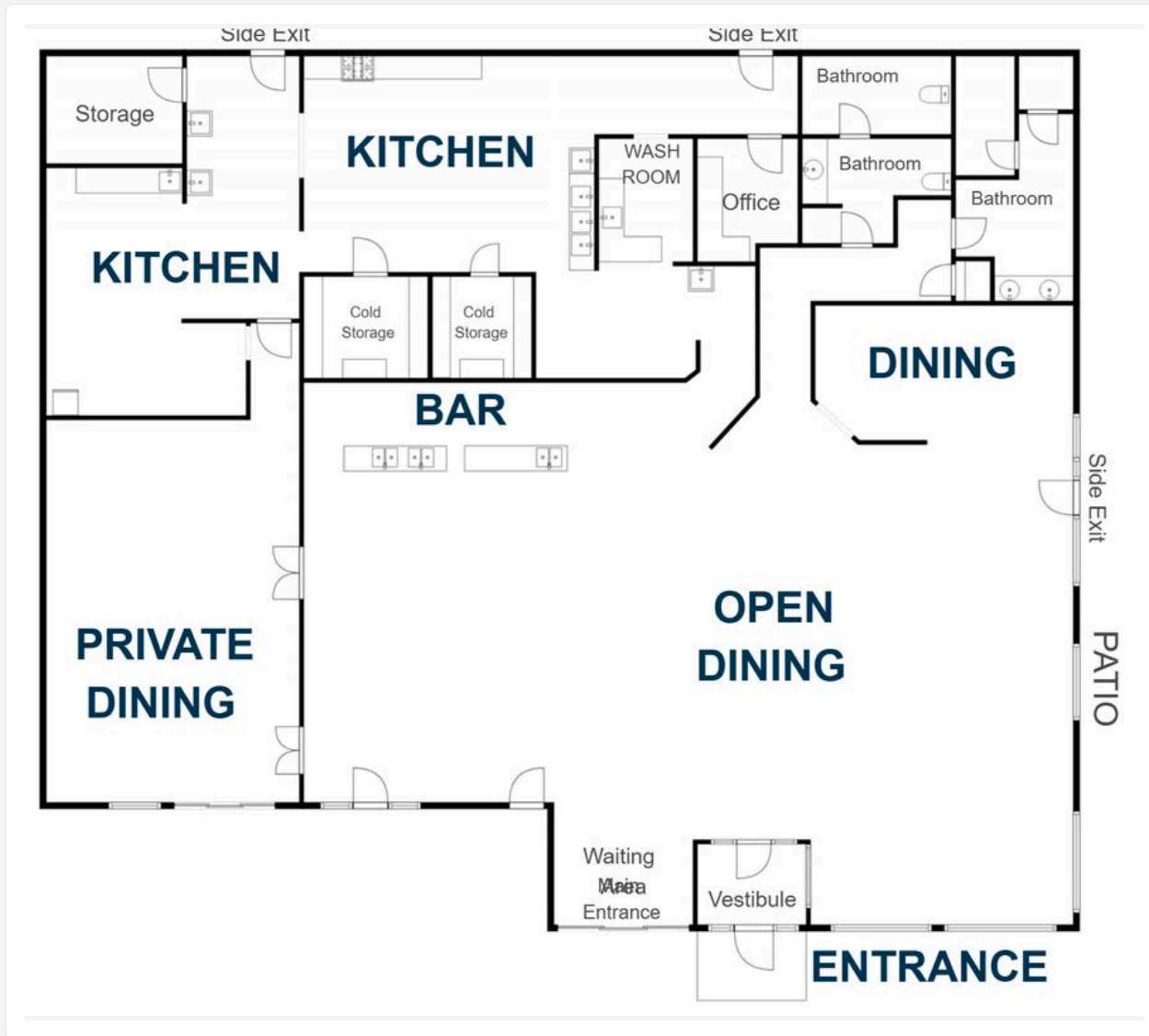
ZONING

Neighborhood Commercial (NC)

FLOOR PLAN & DETAILS

[View on Google Maps ↗](#)

TOTAL BUILDING SIZE **15,175 SF** · AVAILABLE **5,575 SF**



CONSTRUCTION & SAFETY

TOTAL BUILDING 15,175 SF

YEAR BUILT 1998

FULLY SPRINKLED Yes

MONUMENT Yes

SIGNAGE

BUILDING SIGNAGE Yes

SITE & MARKET

ZONING Neighborhood Commercial (NC)

PARCEL # 97352-65-006

TRAFFIC COUNT 24,372 approx VPD (2025)

MEDIAN HH INCOME \$73,864 (3-mi radius)

UTILITY PROVIDERS

ELECTRIC City of Fort Collins

GAS Xcel Energy

WATER & SEWER City of Fort Collins

TRASH Republic Services

INTERNET Comcast

1027 W Horsetooth Rd

— FORT COLLINS, CO —

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