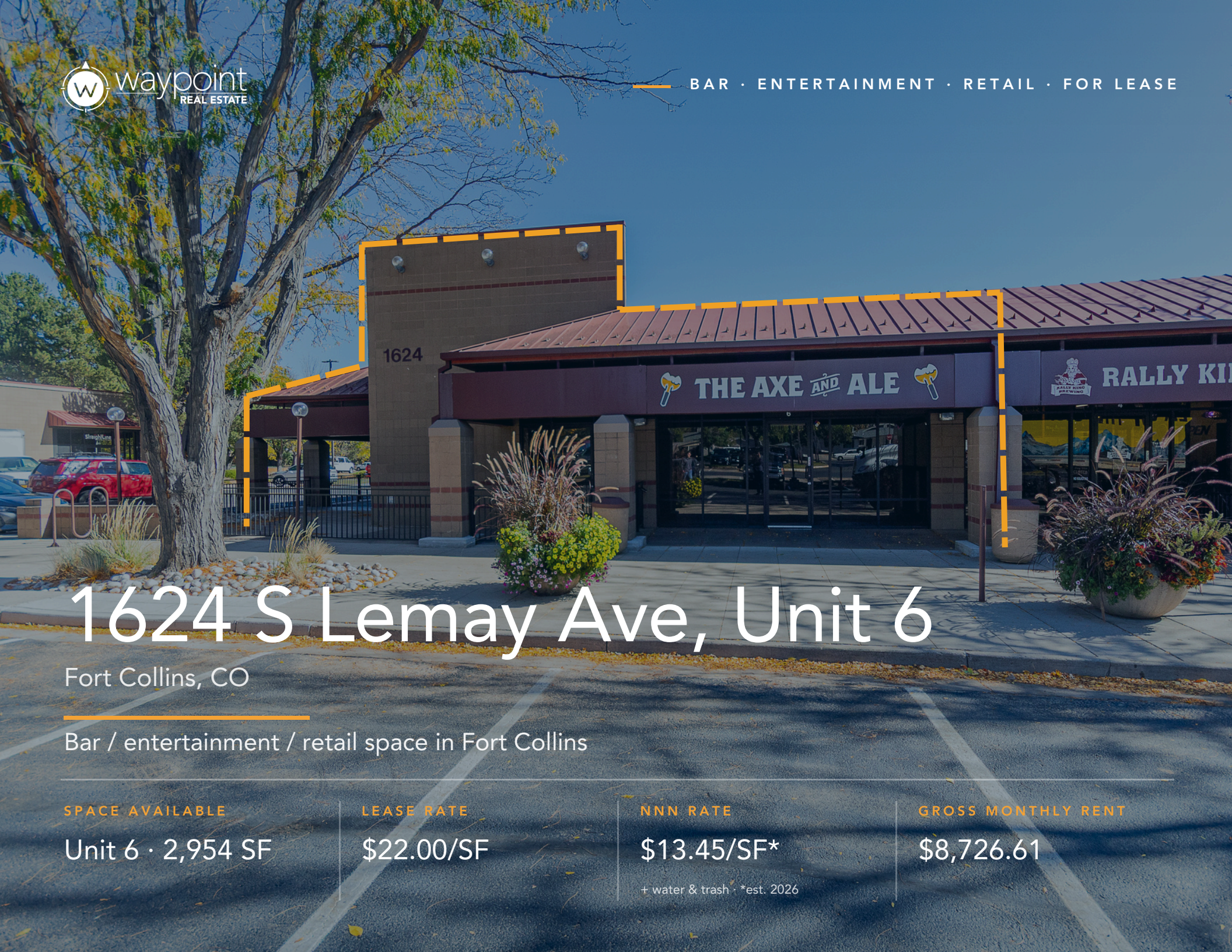


waypoint REAL ESTATE

BAR · ENTERTAINMENT · RETAIL · FOR LEASE

1624 S Lemay Ave, Unit 6

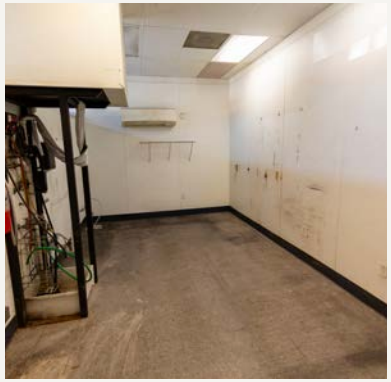
Fort Collins, CO

Bar / entertainment / retail space in Fort Collins

SPACE AVAILABLE	LEASE RATE	NNN RATE	GROSS MONTHLY RENT
Unit 6 · 2,954 SF	$22.00/SF	$13.45/SF*	$8,726.61
		+ water & trash · *est. 2026	

PROPERTY OVERVIEW

1624 S Lemay Ave, Unit 6
Fort Collins, CO



UTILITY PROVIDERS

ELECTRIC	Fort Collins
GAS	Xcel Energy
WATER & SEWER	Fort Collins

SITE DETAILS

ZONING	NC (neighborhood commercial)

DEMOGRAPHICS & TRAFFIC

MEDIAN HH INCOME	$69,140 (3-mile radius)
TRAFFIC COUNT	29,468 approx. VPD, Lemay Ave & Prospect Rd*

*CoStar 2026

SPACE FEATURES

Corner unit with large private patio

Private restrooms

Open floorplan with walk-in cooler and bar infrastructure

Multi-tenant center on the corner of Lemay and Prospect

waypoint REAL ESTATE

Jake Arnold
970.294.5331 · jarnold@waypointRE.com

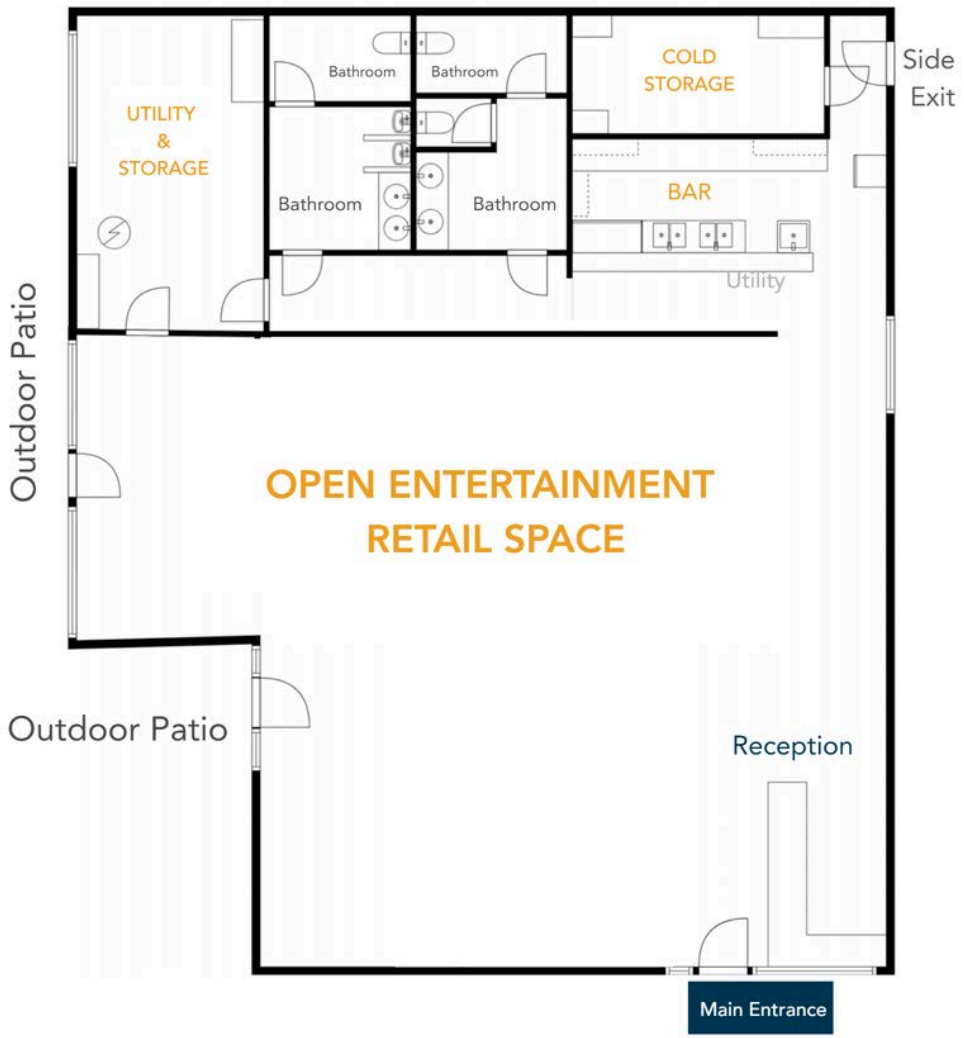
Nick Norton, CCIM
970.213.3116 · nnorton@waypointRE.com

Caleb Edwards
719.776.0199 · cedwards@waypointRE.com

FLOOR PLAN

View on Google Maps ↗

UNIT 6 **2,954 SF**



waypoint REAL ESTATE

Jake Arnold
970.294.5331 · jarnold@waypointRE.com

Nick Norton, CCIM
970.213.3116 · nnorton@waypointRE.com

Caleb Edwards
719.776.0199 · cedwards@waypointRE.com

1624 S Lemay Ave, Unit 6

FORT COLLINS, CO

Jake Arnold
970.294.5331
jarnold@waypointRE.com

Nick Norton, CCIM
970.213.3116
nnorton@waypointRE.com

Caleb Edwards
719.776.0199
cedwards@waypointRE.com

waypoint REAL ESTATE

waypointRE.com

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.