

FOR LEASE

1205 AND 1101 W. ELIZABETH STREET

CAMPUS WEST RETAIL

Fort Collins, CO 80521

PRESENTED BY:

COBEY WESS

O: 970.691.1140

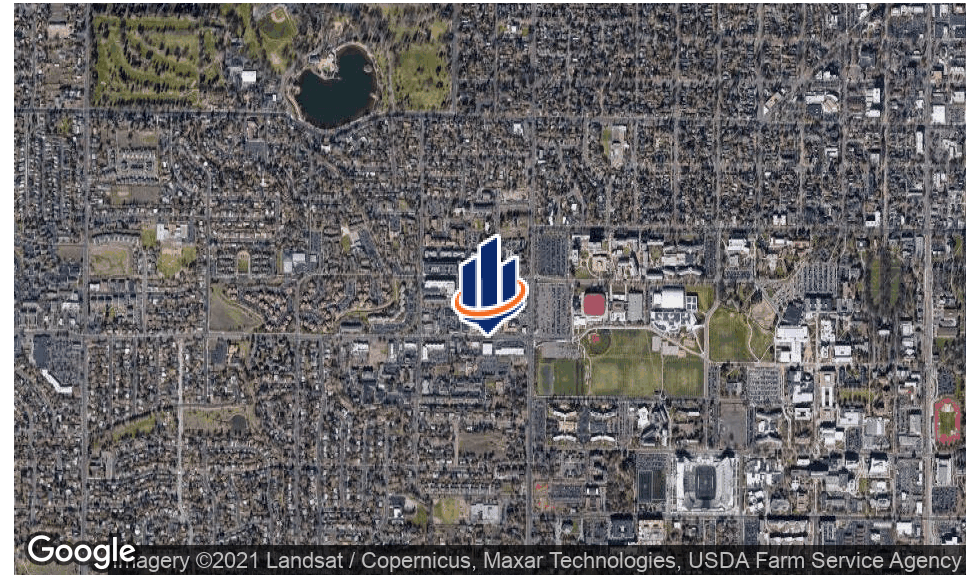
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CO #100024581



CAMPUS
WEST *shops*
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OFFERING SUMMARY

1101 W ELIZABETH: RESTAURANT SPACE	2,178 SF \$20.00 SF/yr {NNN} NNN = \$8.60
1205-I W ELIZABETH RETAIL/OFFICE:	1,730 SF \$14.00 SF/yr {NNN} NNN = \$5.00
ZONING:	Commercial
MARKET:	Northern Colorado
SUBMARKET:	Fort Collins

PROPERTY OVERVIEW

Popular shopping center adjacent to Colorado State University Campus, directly across from Moby Gym, football practice field and the new CSU on campus stadium. The center has a complimentary tenant mix with a variety of eateries and unique retail stores. Space at Campus West is always in high demand and tenant turnover is rare. There are new, high density student housing projects.

PROPERTY HIGHLIGHTS

- Adjacent to CSU campus
- Competitive lease rates
- Professionally marketed {<http://campuswestshops.com/>}
- strong foot and vehicle traffic

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LEGEND

Available

Unavailable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1205 A	Jaw's Sushi	1,539 SF	NNN	-	It is on a highly visible corner, has dual signage and many windows. The lease rate including NNN is \$2,537.00.
1205 B	Ram's Bazaar	1,293 SF	NNN	-	-
1205 C	Jim's Wings	2,810 SF	NNN	-	-
1205 I W Elizabeth	Available	1,730 SF	NNN	\$14.00 SF/yr	West facing unit This unit would be a good fit for an office, yoga studio or small workout concept New ADA restroom
1205 E	Rush Bowls	1,242 SF	NNN	-	-
1205 F	Lucky 27 Social Club	1,102 SF	NNN	-	-

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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1101 W. Elizabeth Street	-	2,178 SF	NNN	-	Highly visible end unit located with dual signage capacity located at the corner of Shields and W Elizabeth facing Colorado State University. Restaurant infrastructure in place [no grease trap]. Some restaurant equipment available for purchase Do not disturb tenant
1103 W. Elizabeth Street	Butters Restaurants	1,991 SF	NNN	-	-
1109 W. Elizabeth Street	Waltzing Kangaroo	1,220 SF	NNN	-	-
1110 W Elizabeth St	Rush Bowls	1,299 SF	NNN	-	-
1111 W. Elizabeth Street	Rocky Mountain Bagel Works	1,719 SF	NNN	-	-
1113 W. Elizabeth Street	FedEx	3,096 SF	NNN	-	-
1119-1121 W. Elizabeth Street	Aussie Tans at Sunset Beach	2,170 SF	NNN	-	-
1123 W. Elizabeth Street	Paradise Nail Salon	1,696 SF	NNN	-	-
1125 W. Elizabeth Street	James Aveda Salon	1,085 SF	NNN	-	-
1129 W. Elizabeth Street	Momo Lolo Coffee	1,673 SF	NNN	-	-
1112 W. Elizabeth Street	Molly's Salon	715 SF	NNN	-	-
1118 W. Elizabeth Street	Spoons, Soups & Salads	1,847 SF	NNN	-	-
1122 W. Elizabeth Street	Hot Wok Cafe	2,008 SF	NNN	-	-
1124-1128 W. Elizabeth Street	Krazy Karl's Pizza	3,609 SF	NNN	-	-
1213 A	Road 34 Deli & Tavern	3,190 SF	NNN	-	-
1213 B	Road 34 Bike Shop	1,498 SF	NNN	-	-
829 S. Shields, #100	Three Four Brewing Company	3,344 SF	NNN	-	-

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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
829 S. Shields, #300	Teriyaki Wok II	2,358 SF	NNN	-	-

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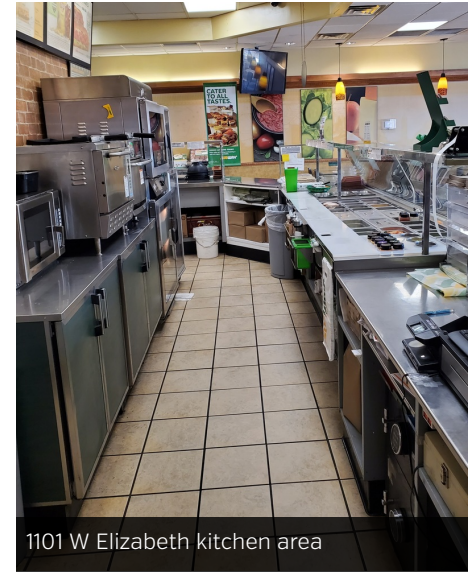
1101 W Elizabeth - end cap



1101 W Elizabeth dining area



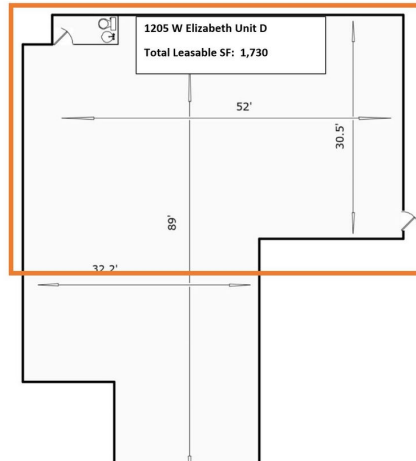
1101 W Elizabeth corner unit



1101 W Elizabeth kitchen area



1205 - I W Elizabeth



1205 - I Floor Plan



1205 Building 6 tenants

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