

**3,360 SF RETAIL/OFFICE UNITS | FOR SALE OR LEASE | DOWNTOWN FORT COLLINS**  
**LEASE RATES** | Both Units: \$5,000/Month | Unit A: \$2,600/Month | Unit B: \$3,000/Month  
**SALE PRICING** | Both Units: \$750,000

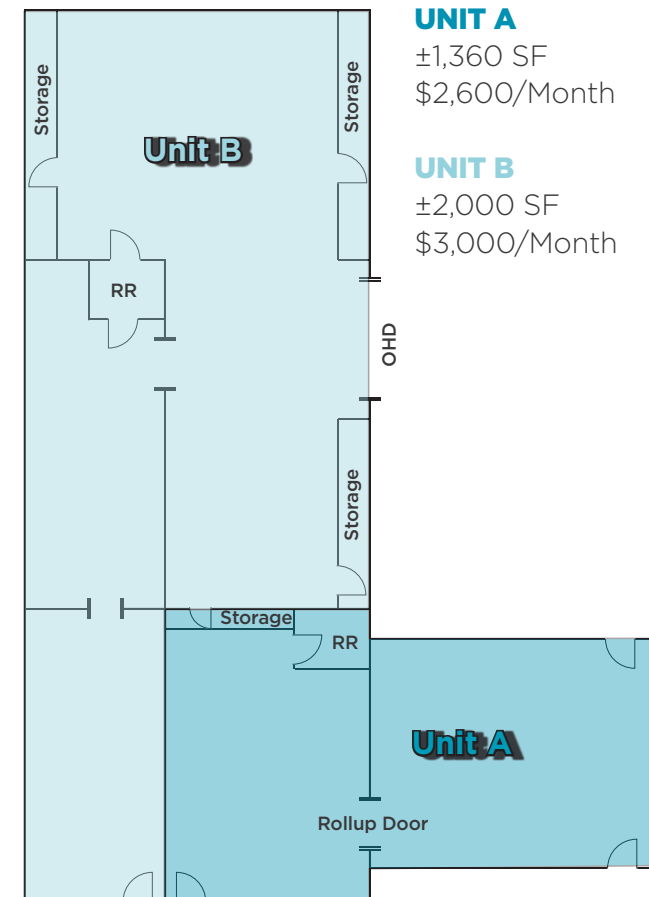


Retail/office building for lease on Jefferson Street in downtown Fort Collins. Large storefront windows, wide open floor plan and plenty of room for storage. Walking distance to downtown eateries and businesses, with great visibility right on Jefferson Street. Building and monument signage with plenty of onsite and street parking. *Please see reverse for aerial and demographics.*

### PROPERTY FEATURES

<b>Building Size</b>	3,360 SF	<b>Construction</b>	Masonry
<b>Year Built</b>	1950	<b>HVAC</b>	Forced air
<b>Site Size</b>	.25 Acre	<b>Parking</b>	20 spaces (onsite and street)

### FLOORPLAN





## OLD TOWN FORT COLLINS OFFICE/RETAIL OPPORTUNITY

For more information,  
please contact:

**NATE HECKEL**  
Director

+1 970 267 7724  
nate.heckel@cushwake.com

772 Whalers Way, Suite 200  
Fort Collins, Colorado 80525

T +1 970 776 3900  
F +1 970 267 7419

[cushmanwakefield.com](http://cushmanwakefield.com)

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DEMOGRAPHICS	CoStar, 2019	
	1 Mile	3 Miles
Population	15,135	84,842
Households	7,148	34,675
Daytime Employees	18,601	71,566
Pop. Growth 2019-2024	12.2%	8.7%
HH Growth 2019-2024	12.3%	8.9%