




135 W Oak Street
Fort Collins, CO 80524

4,530 SF TURNKEY RESTAURANT SPACE AVAILABLE FOR LEASE



135 W Oak Street

PROPERTY DETAILS

LEASE RATE	\$25.00/SF NNN
EXPENSES (NNN)	\$10.50-\$14.03/SF (*NNN pending final property taxes)
AVAILABLE SF	4,530 SF
YEAR BUILT	1924
YEAR RENOVATED	2021
WALK SCORE®	95 – Walker’s Paradise
ZONING	<u>HC – Downtown</u> 

This exceptional 4,530 square-foot, fully turnkey restaurant is perfectly situated in the vibrant heart of Old Town Fort Collins. Nestled amidst the charm of Old Town, this prime spot benefits from unparalleled visibility, heavy foot traffic, and proximity to countless amenities. With ample parking and direct access to the MAX Line bus transit, convenience for both customers and employees is unmatched. This versatile space offers the flexibility to be divided into two separate dining areas, making it an ideal opportunity for a variety of restaurants. Don't miss your chance to establish your business at the epicenter of a thriving and dynamic community!

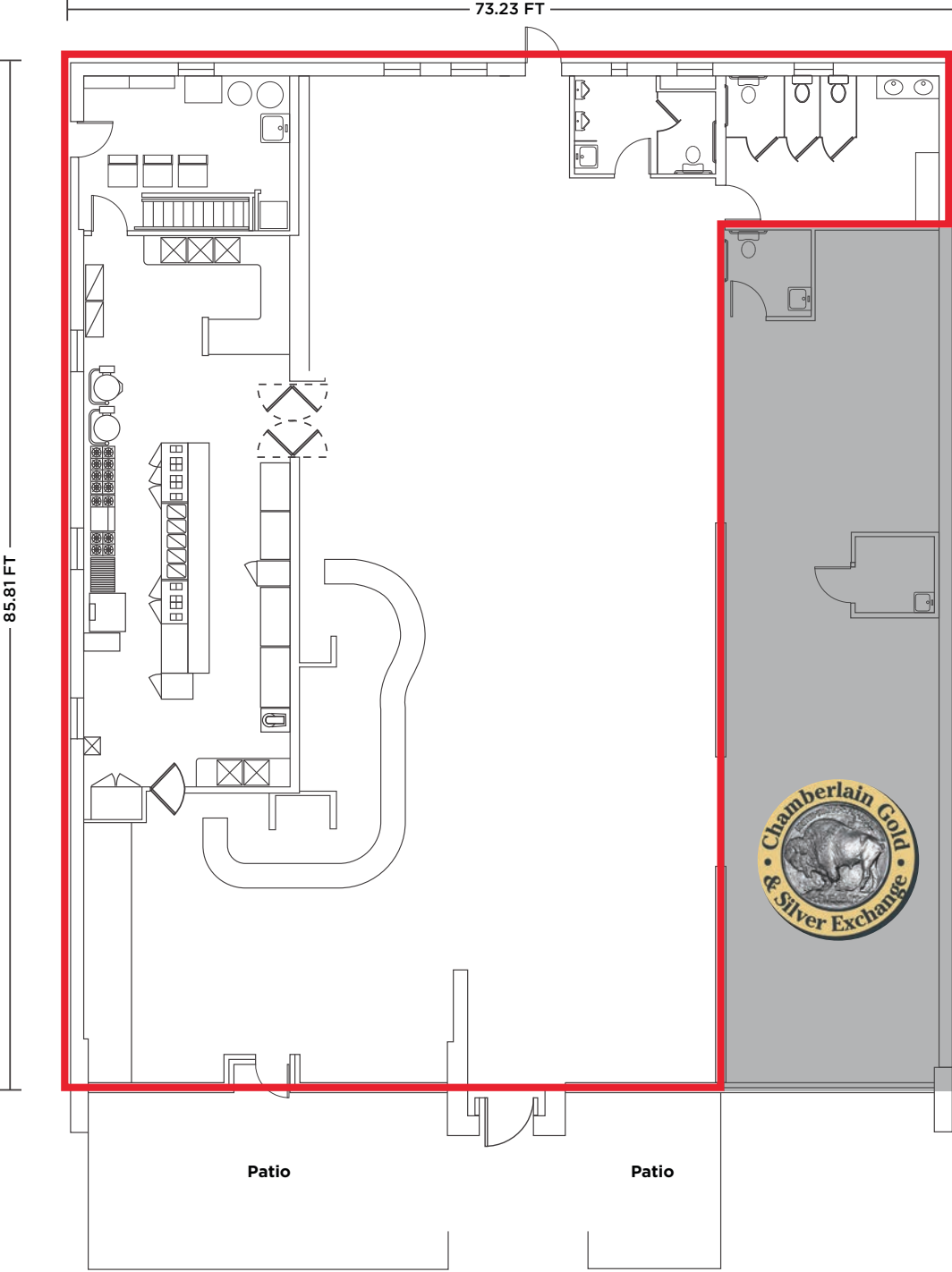
- Turn-key restaurant space with bar, outdoor patio, & fully equipped kitchen
- Exceptional location in the heart of Fort Collins
- Full basement with storage, walk-in, and employee break area

[Click to view
Full Equipment List](#)

135 W Oak Street

FLOOR PLAN

4,530 Total SF



135 W Oak Street

TENANT SIGNAGE CONCEPT



135 W Oak Street

FRONT OF HOUSE PHOTOS



135 W Oak Street

BACK OF HOUSE PHOTOS



135 W Oak Street

Over \$36.6 Million Spent on Dining and Drinks
Away from Home Within 3 Miles
COSTAR 2024



OLD TOWN FORT COLLINS

Old Town Fort Collins is the historic and cultural centerpiece of a city renowned for its lively atmosphere and thriving community. With its blend of historic charm and modern amenities, Old Town draws thousands of visitors and locals year-round. Its brick-lined streets are lined with unique shops, award-winning breweries, diverse dining options, and bustling entertainment venues. Fort Collins' strong economy, fueled by Colorado State University, a growing population, and a booming tourism industry, ensures steady foot traffic throughout Old Town. With frequent events, festivals, and a walkable layout, this dynamic district is the perfect location for a restaurant poised for success.

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