

YOUR NAME HERE

SONNY *Lubich* STEAKHOUSE

109 South College Avenue
Fort Collins, CO 80524

PRIME RETAIL SUITE AVAILABLE FOR LEASE



109 South College Avenue

109 South College Avenue offers an exceptional retail opportunity in the vibrant heart of Old Town, Fort Collins. Positioned directly on the city's main thoroughfare, College Avenue, this high-visibility location benefits from steady pedestrian traffic and strong exposure to both locals and visitors. The flexible floor plan is ideal for a variety of retail concepts. This is a standout spot for retailers looking to establish a presence in one of Fort Collins' most sought-after shopping corridors.



\$26/SF NNN
NNN Expenses: \$8.98/SF
LEASE RATE



October 1, 2025
AVAILABLE



1,850 SF
SIZE



2025
YEAR RENOVATED



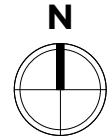
Building
SIGNAGE



109 South College Avenue

FLOOR PLAN

RESTROOM - NOT CURRENTLY BUILT / FUTURE OPTION BY TENANT REQUEST



109 South College Avenue

Over \$170M Total Consumer Spending
Within 1 Miles **COSTAR 2025**



For more information, please contact:

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