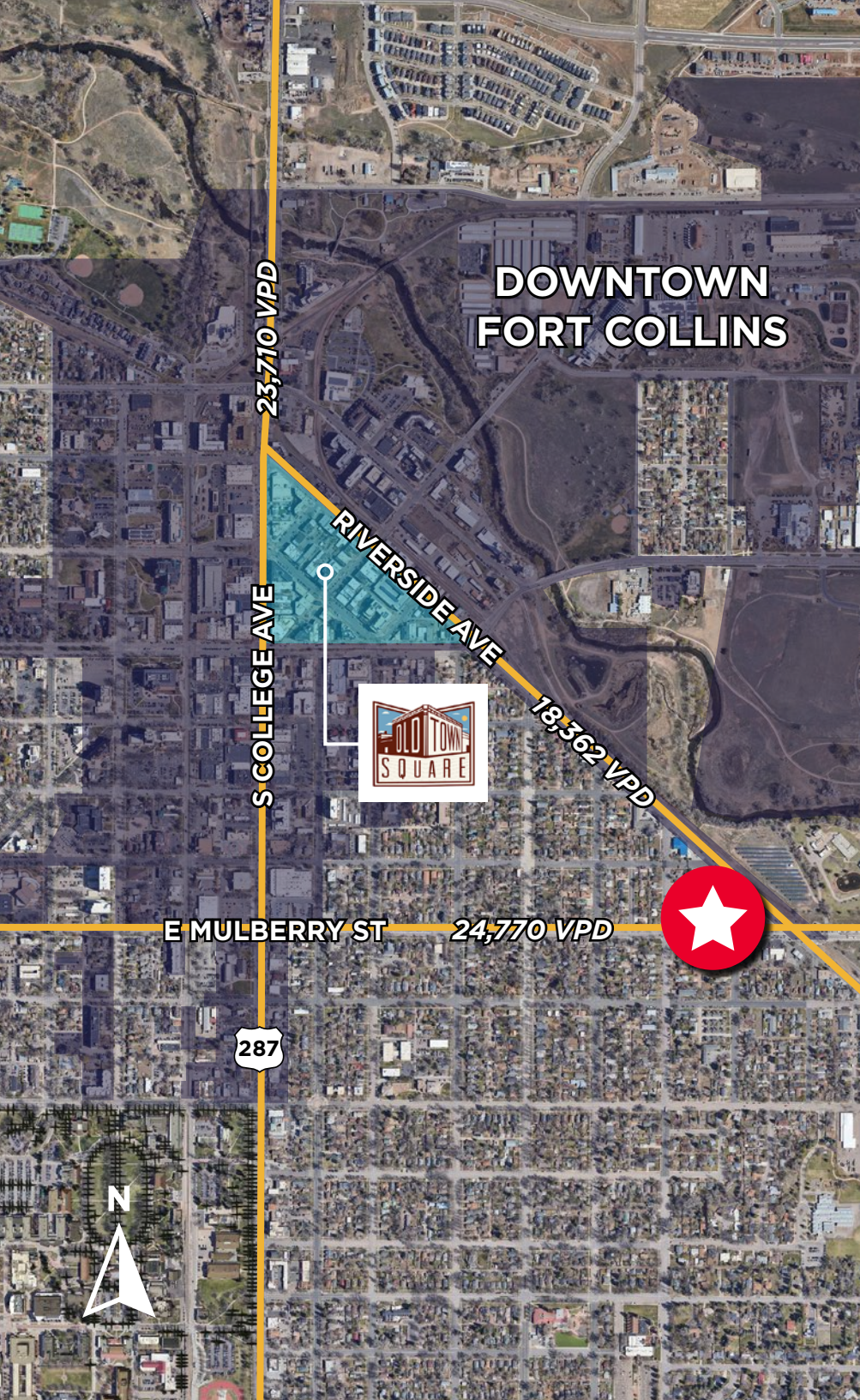


DRIVE THRU RESTAURANT

4,068 RSF AVAILABLE FOR SUBLEASE

421 COWAN STREET
FORT COLLINS, CO 80524





PROPERTY DETAILS

BUILDING SIZE:	4,068 RSF
SITE SIZE:	61,650 SF (1.41 ACRES)
LEASE EXPIRATION DATE:	1/31/2036
ZONING:	DOWNTOWN DISTRICT ENTRYWAY CORRIDOR
PARKING:	68 SPACES
2024 TAXES:	\$11.85/SF (\$48,221.55)

LEASE RATE

DATE	PRICE/MONTH	PRICE/ YEAR	PRICE/ SF
CURRENT-1/31/26	\$10,083.33	\$121,000	\$29.74
2/1/26-1/31/31	\$11,091.67	\$133,100	\$32.71
2/1/31-1/31/36	\$12,200.83	\$146,410	\$35.98

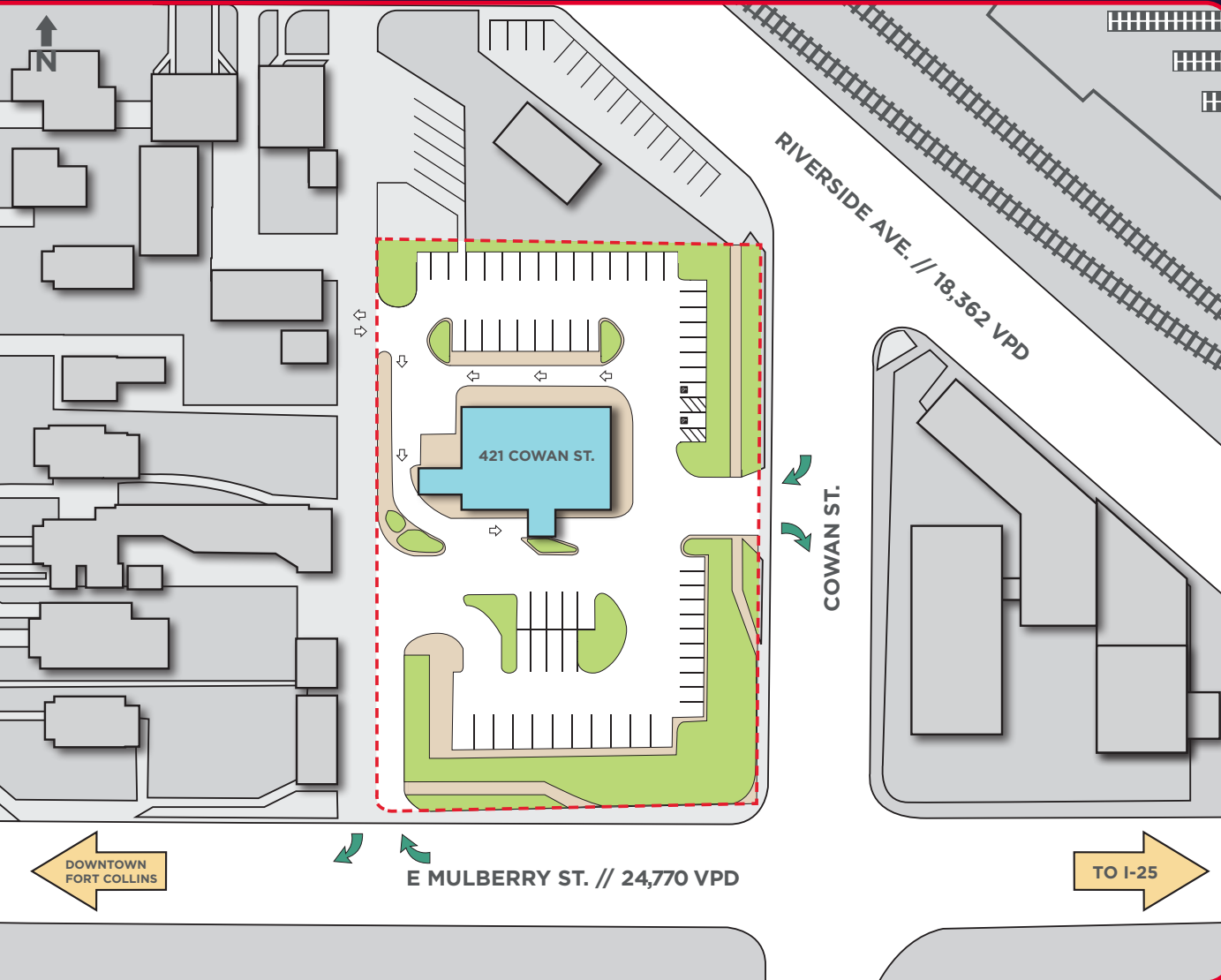
DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
2024 POPULATION	10,825	166,200	249,542
2024 HOUSEHOLDS	4,631	67,818	98,495
AVG. HOUSEHOLD INCOME	\$80,160	\$95,345	\$107,822

COMMENTS

- Available "as-is"
- Tenant self maintains property
- FF&E - Negotiable

SITE PLAN



LEASING

421 COWAN STREET 

FOR MORE INFORMATION:

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