

RETAIL/OFFICE SPACES FOR LEASE

1335 W ELIZABETH STREET

FORT COLLINS, COLORADO 80521



WESTPARK
1,218 - 3,235 SF AVAILABLE

 CUSHMAN &
WAKEFIELD

1335 W ELIZABETH STREET



PROPERTY OVERVIEW

Class A Retail | High Visibility | Off Street Parking | Front & Rear Entrances

Conveniently Located Next to CSU & Campus Stadium | Built-In Customer Base with Residential Above

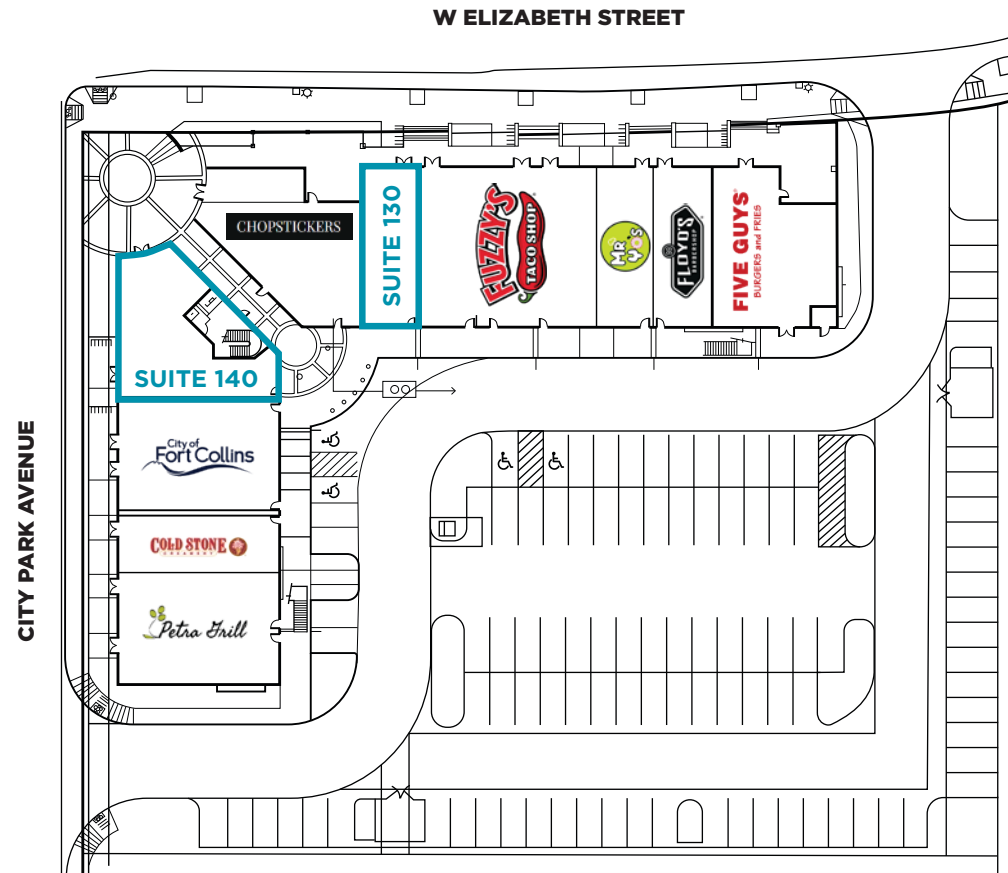
Located in the bustling Campus West district, Westpark offers prime retail and office suites in a high-visibility location just steps from Colorado State University. Tenants benefit from dual access via street and parking lot, attractive patios with landscaping, elevator service, and strong pedestrian and student traffic. Ideal for businesses seeking a dynamic setting with built-in clientele and excellent connectivity.

AVAILABILITIES

Suite	Size	Available
Suite 130	1,218 SF	Now
Suite 140	2,017 SF	Now



\$26.00-\$28.00/SF NNN
NNN: \$8.95/SF



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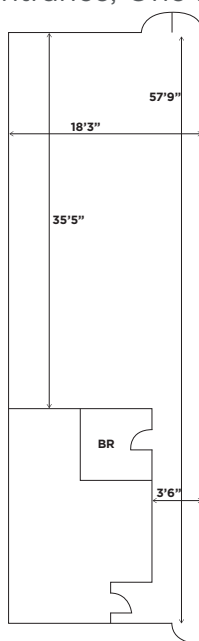


FLOOR PLANS

SUITE 130

1,218 SF | Available Now

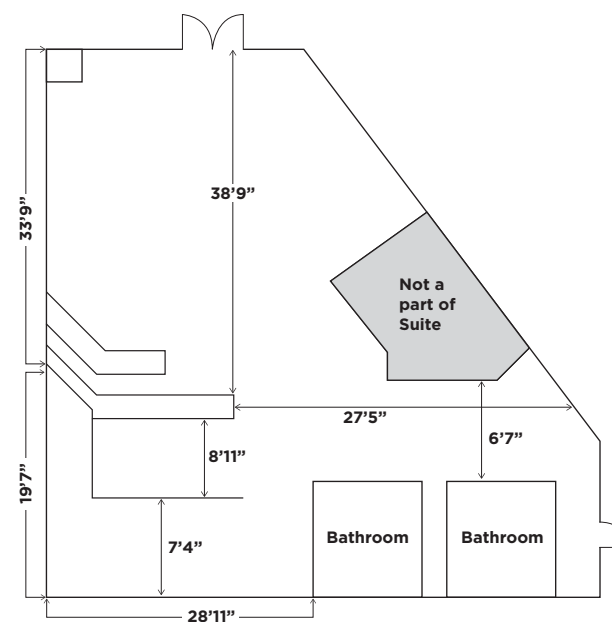
Retail or Office, Elizabeth Visibility and Entrance as well as Parking Lot Entrance, One Private Restroom



SUITE 140

2,017 SF | Available Now

Turnkey Coffee Shop with Corner Patio & Hood, Room for Seating and Two In Suite Private Restrooms



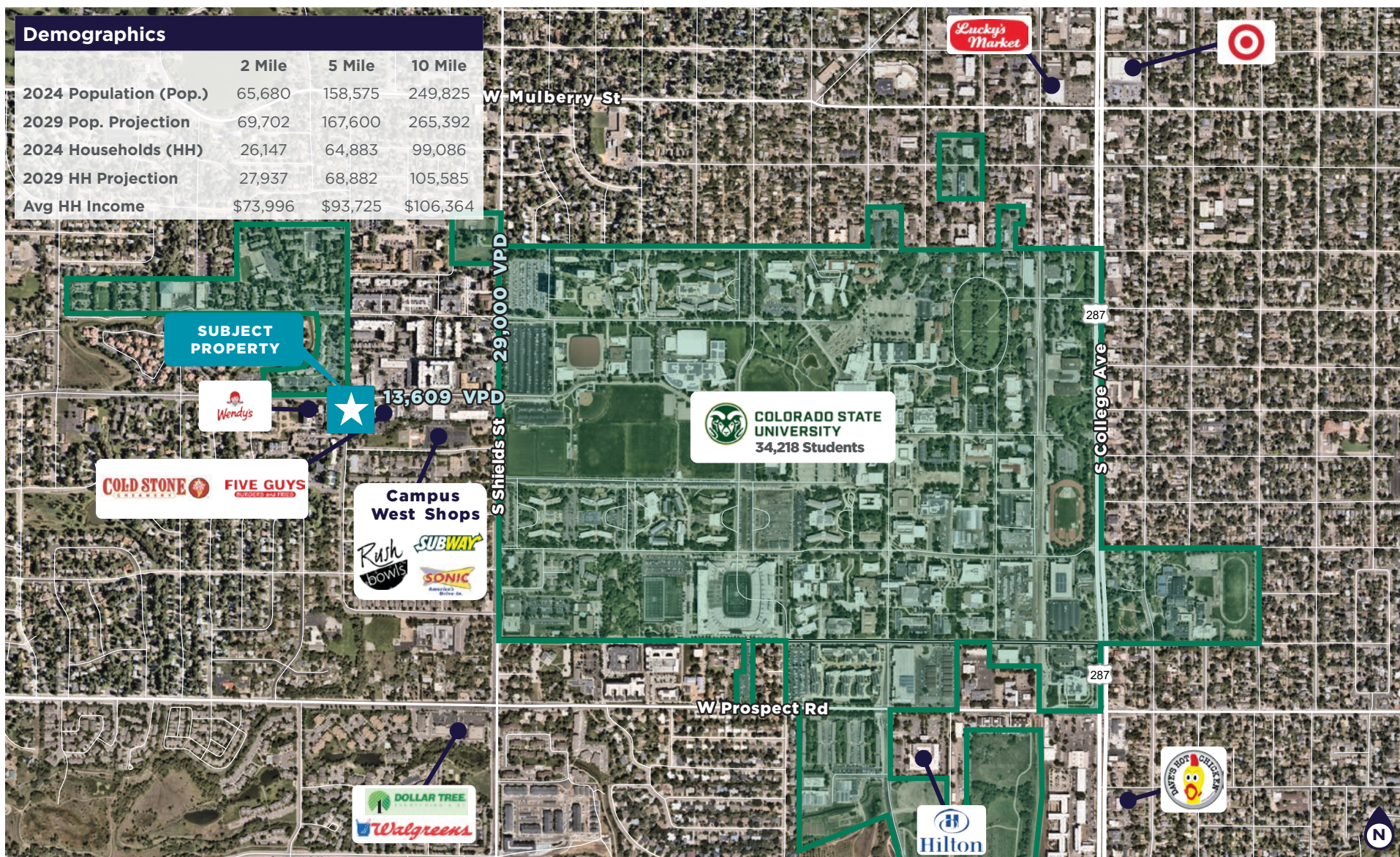
SUITE 130



SUITE 140

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LOCATION OVERVIEW

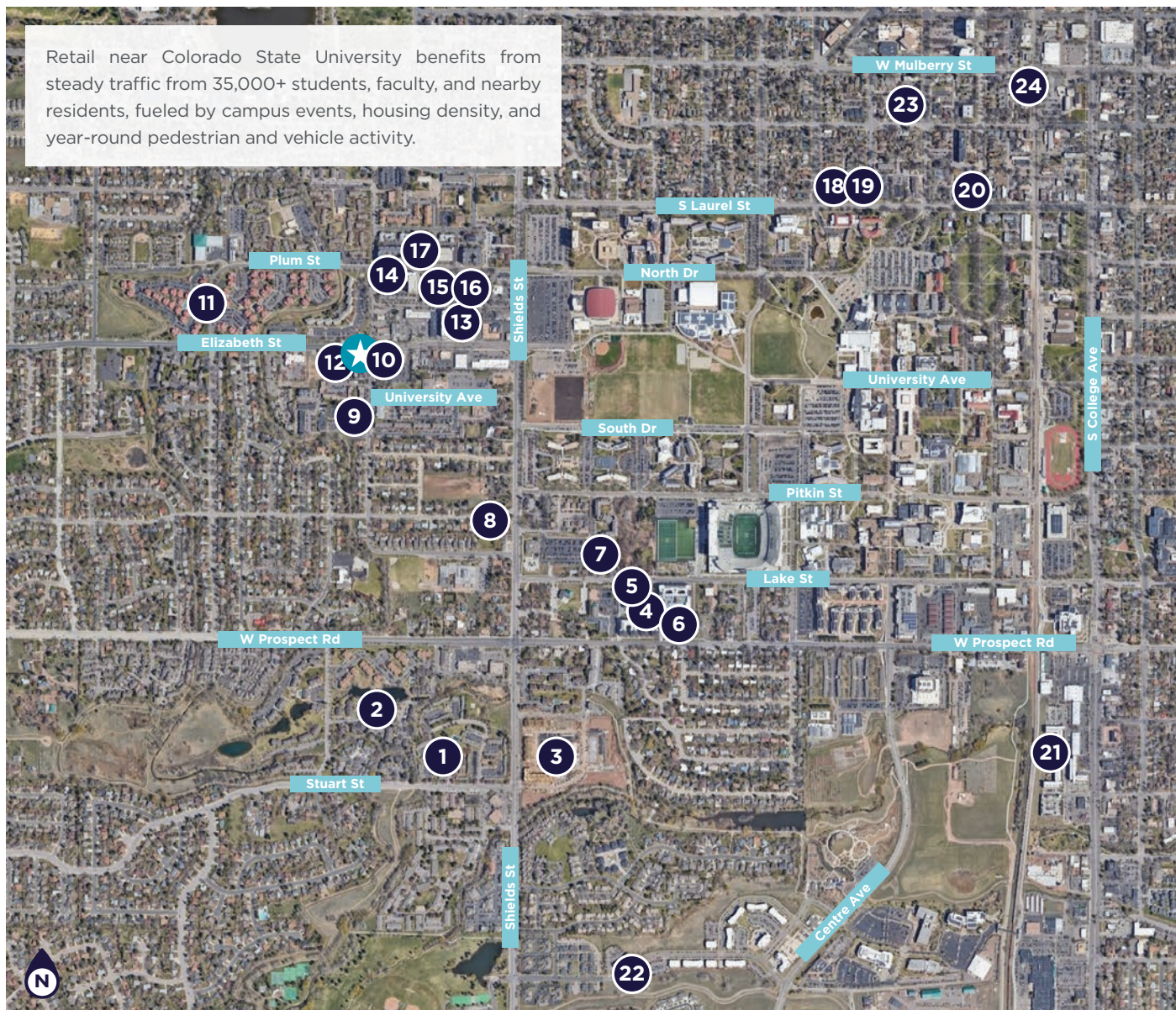


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ADJACENT STUDENT HOUSING

Retail near Colorado State University benefits from steady traffic from 35,000+ students, faculty, and nearby residents, fueled by campus events, housing density, and year-round pedestrian and vehicle activity.



- ★ **Subject Property**
- 1 **The Hewing**
182 Units
- 2 **Alpine Apartments**
168 Units / 251 Beds
- 3 **The Quarry**
319 Units
- 4 **The Standard**
237 Units / 776 Beds
- 5 **Stadium Apartments**
102 Units / 385 Beds
- 6 **Apex Apartments**
61 Units
- 7 **Social at Stadium Walk**
125 Units / 140 Beds
- 8 **Carriage House**
54 Units / 94 Beds
- 9 **Social West**
198 Units / 285 Beds
- 10 **Westpark Apartments**
27 Units
- 11 **Rams Village Apartments**
356 Units / 979 Beds
- 12 **1409 Elizabeth**
27 Units / 51 Beds
- 13 **Union on Elizabeth**
107 Units / 402 Beds
- 14 **Union on Plum**
62 Units / 229 Beds
- 15 **Union on Alley**
79 Units / 198 Beds
- 16 **Eleven13 Apartments**
107 Units / 216 Beds
- 17 **The District at Campus West**
189 Units / 659 Beds
- 18 **Pura Vida Place**
52 Units / 100 Beds
- 19 **Atrium Suites**
24 Units / 60 Beds
- 20 **Flats at the Oval**
47 Units / 99 Beds
- 21 **State Fort Collins**
220 Units / 665 Beds
- 22 **The Grove Apartments**
218 Units / 612 Beds
- 23 **Cavalier Apartments**
52 Units
- 24 **Max Flats**
64 Units

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