



RETAIL AVAILABLE FOR LEASE

LAUREL STREET SHOPS 103 E. LAUREL ST.

FORT COLLINS, COLORADO 80524



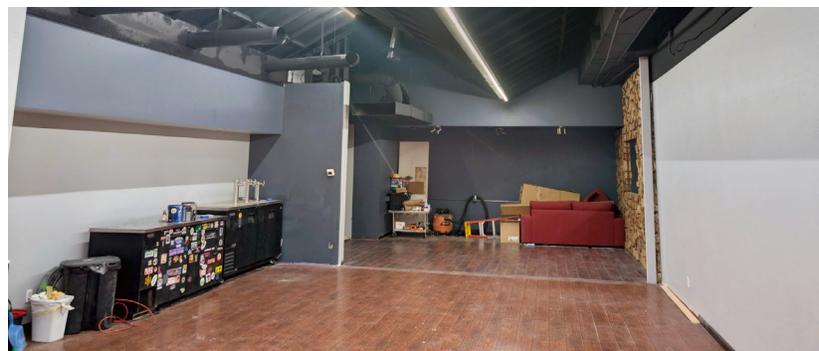
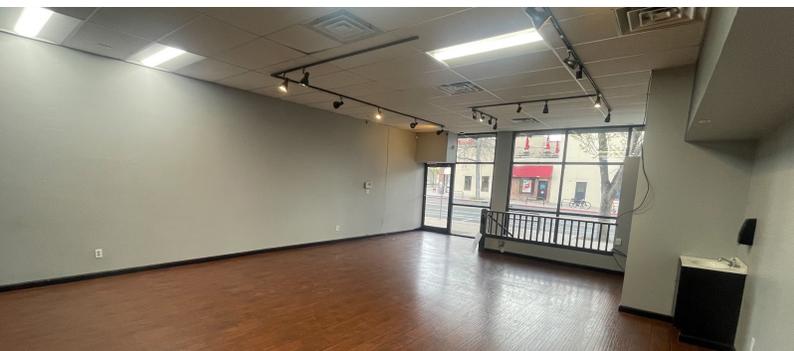
1,900 SF RETAIL/OFFICE SPACE FOR LEASE

Lease Rate: Main Floor \$22.00/SF NNN,
Lower Level \$12.00/SF NNN | NNN \$8.75/SF

This retail/office space is located at the signalized intersection of College Avenue and Laurel Street across the street from Colorado State University. Come and be a part of this excellent location within walking distance to the heart of Old Town Fort Collins which has a large audience of students and young professionals.

PROPERTY DETAILS

YOC/YOR	1959/2015
Total Size	1,900 SF
Main Floor Size	1,075 SF
Lower Level Size	825 SF



**LAUREL STREET SHOPS
103 E. LAUREL ST.**

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PROSPECT STATION
• 4 Stories/139 Beds

STATE ON CAMPUS STUDENT HOUSING
• 670 Beds/
Parking Garage

THE GROVE STUDENT HOUSING
• 612 Beds

POPULATION	1 Mile	3 Mile	10 Mile
2024 Population (Pop.)	18,950	106,693	253,620
2029 Population Projection	20,005	213,316	269,858
2024 Households (HH)	6,667	43,638	100,263
Average HH Income	\$75,444	\$83,069	\$107,475

For more information, please contact:

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