

FULLY EQUIPPED RESTAURANT AVAILABLE FOR SALE OR LEASE

622 S. COLLEGE AVE.

FORT COLLINS, CO 80524

PRICE REDUCTION

For Sale Real Estate ~~$1,825,000 ($376/SF)~~ $1,741,150 ($359/SF)
For Lease | ~~$23.00 - $25.00/SF NNN~~ $18.00 - $19.00/SF NNN

PROPERTY OVERVIEW

A well-located, fully built-out restaurant with prime frontage and prominent building signage is available for purchase. The property offers exceptional visibility along South College Avenue and benefits from close proximity to Colorado State University and Old Town Fort Collins. Features include an existing front patio and the potential to add a rooftop patio, creating an attractive opportunity for an owner-operator seeking a high-profile location.

AVAILABLE FOR SALE OR LEASE

4,850 SF building | Liquor License, and all FF&E available for purchase $150,000

CUSHMAN & WAKEFIELD









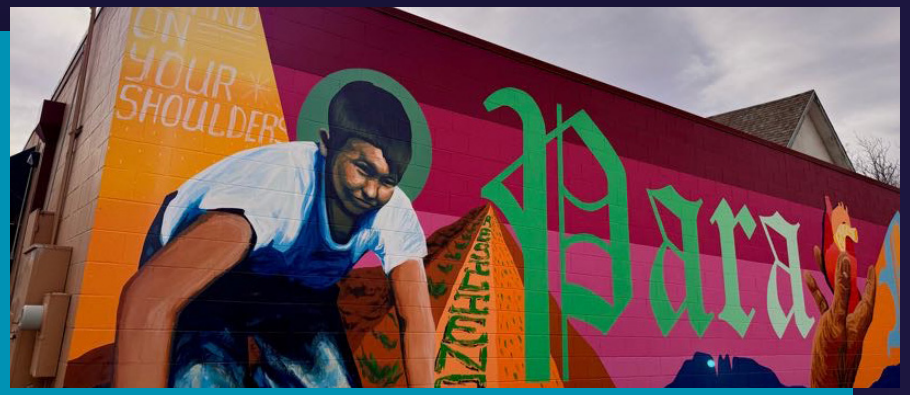




PROPERTY HIGHLIGHTS

Building Size:	4,850 SF
Year Renovated:	2016

- Turn-key restaurant with FF&E available for purchase
- Liquor license in place
- Existing outdoor patio + potential rooftop patio
- Two type 1 hoods
- Walk-in Cooler & Walk-in Freezer
- Grease trap
- Building signage







DOWNTOWN FORT COLLINS

DOWNTOWN, THE HEART OF THE CITY

Downtown Fort Collins is where arts, history, culture, and business come together. As part of the Downtown Development Authority (DDA), the Business Marketing & Communications (BMC) program advances marketing efforts that communicate the downtown's distinctive qualities and generates promotions to enhance the prosperity of the businesses and stakeholders within the DDA boundary. Stakeholders include, but are not limited to: restaurants, retailers, arts organizations, entertainment venues, and professional service providers.

COLORADO STATE UNIVERSITY

Colorado State University is one of the nation's top public Tier 1 Research universities and an Institution on the rise. Our Ram success is driven by an ambition to be excellent in all we do combined with an unparalleled location that is one of the fastest-growing and most vibrant areas in the country. CSU is a higher education destination for working and learning for faculty, staff, and students from across Colorado, the nation, and around the globe. CSU has produced record enrollment in the past decade, built on all-time highs in student diversity and student success, experienced record fundraising and research expenditures that keep hitting new highs year-after-year, and our faculty are known nationally and internationally for their groundbreaking research. Among other recognition for research and creative scholarship, CS was recognized in 2022 as one of 10 top research institutions in the world contributing to solving the COVID pandemic.

STRONG DEMOGRAPHICS

This restaurant/bar is located across from a thriving Colorado State University Campus, with a five-year average enrollment of more than 33,400 students. The 2023 incoming class of 5,299 students is one of the largest ever and the Fort Collins campus had a total student headcount of 33,648 in 2023-24.

At one of the main intersections leading into Downtown Fort Collins, the daytime employment population within a 3-mile radius is over 63,000 with a strong base of dally visitors and over 50,000 vehicles per day.

TRANSPORT

MAX Bus Rapid Transit (BRT) connects major activity and employment centers in the Fort Collins community, Including Midtown, CSU, and Downtown. it links seamlessly with other Transfort bus routes, Park-n-Rides, and other service lines, providing a hassle-free travel experience for our riders.

With 12 stations and stops, MAX follows a dedicated transit-only guldeway and mixed-traffic streets, connecting the South Transit Center (STC) to Downtown, making it a convenient travel route.

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