



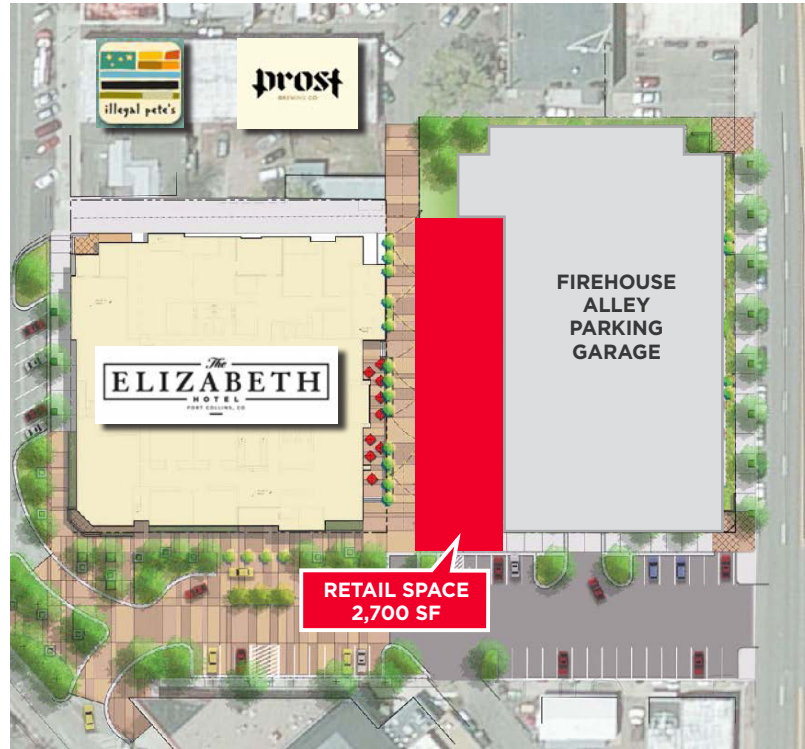
**CUSHMAN &  
WAKEFIELD**

FOR LEASE

**354 Walnut Street**

Fort Collins, Colorado 80524

**MAJOR PRICE REDUCTION!**



## DOWNTOWN RETAIL SPACE FOR LEASE

2,700 SF Available | Lease Rate: ~~\$28.00-\$30.00/SF~~ **\$21.00-\$22.00/SF NNN**

## PRIME OLD TOWN FORT COLLINS LOCATION

Fort Collins' newest luxury development, the Elizabeth Hotel at 354 Walnut Street, is located in the heart of Old Town, and offers a prime retail location for complimentary users. The leasing opportunity consists of 2,700 square feet available in the parking structure to the north, leveraging off of the traffic and people that Old Town and the hotel attract.





# 354 Walnut Street

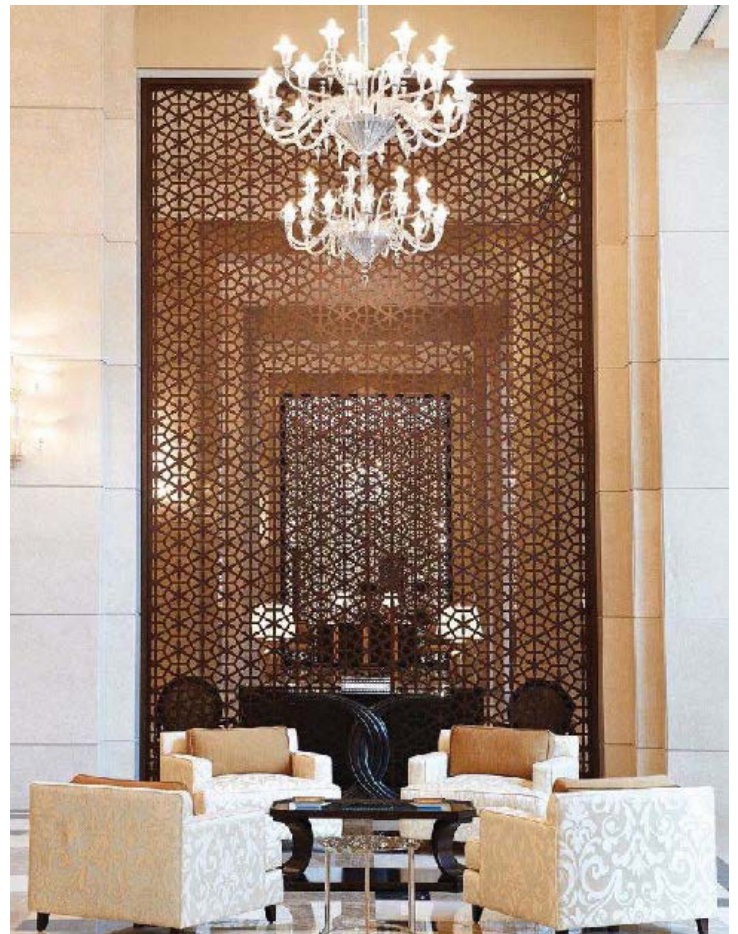


## PROPERTY HIGHLIGHTS

- 165 Room hotel
- Prime Old Town Fort Collins location
- Ample parking with parking structure
- Tenant improvement allowance negotiable
- Building signage available
- Great amenities

## FEATURES

- 85,000 Square foot luxury hotel
- 323 Parking spaces in the parking structure
- 2-Acre site
- Sage hospitality will manage hotel
- Developed by McWhinney Enterprises







Demographics	CoStar, 2019		
	1 Mile	3 Miles	5 Miles
Population	16,018	85,007	158,069
Households	7,412	34,781	64,788
Average HH Income	\$60,415	\$63,269	\$73,468

Traffic Counts	City of Fort Collins, 2018	
	Street	Vehicles Per Day
	Jefferson Street	16,894
	Walnut Street	3,856
	E. Mountain Avenue	8,372





# 354 Walnut Street

**Mason Corridor Mass Transit:**

- 5 mile north-south byway along existing railway
- 60% of all jobs located within 1 mile

**Colorado State University**

**Old Town Fort Collins**

**SUBJECT**

Streets shown: S. Grant St., S. Whitcomb St., Canyon Ave., W. Oak St., W. Olive St., S. Mason St., S. College Ave., Jefferson St., Walnut St., E. Mountain Ave., W. Laporte Ave., W. Mountain Ave., Lincoln Ave., Riverside Ave.