



649 S COLLEGE AVE  
FORT COLLINS, CO 80524

Space Available

3,601 SF

Sublease Rate

\$24.00 / SF NNN

NNN Rate

\$10.72 / SF\*

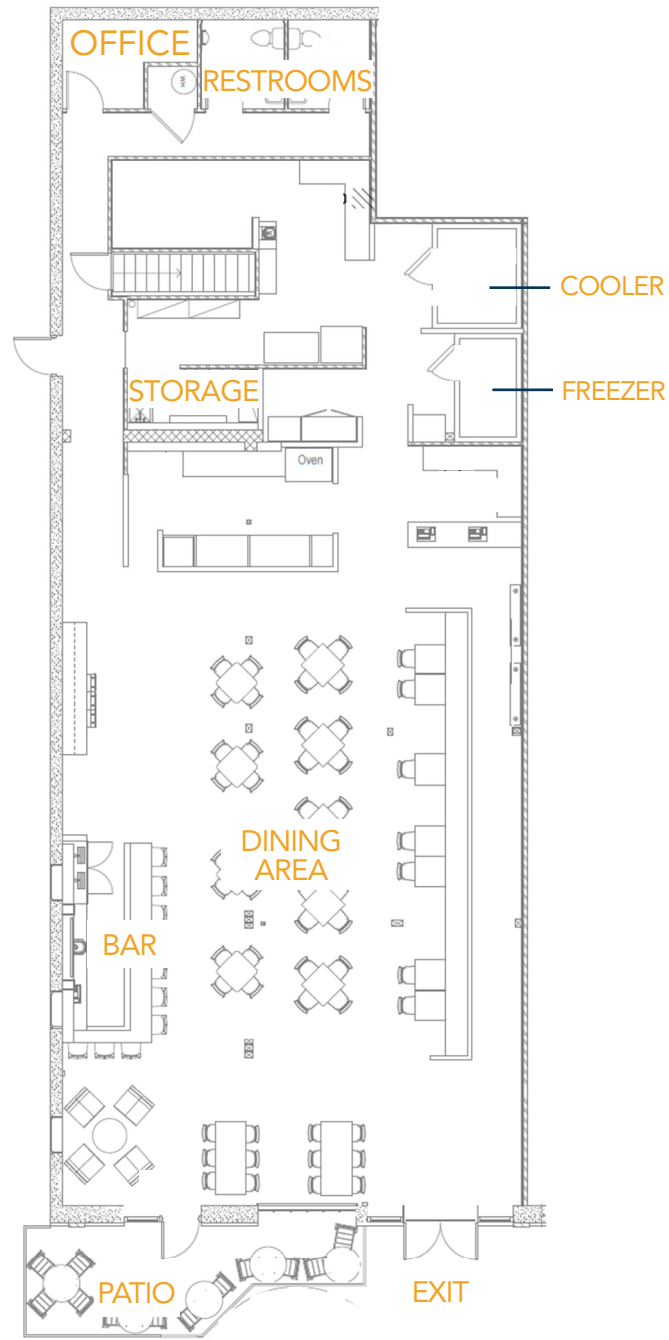
\*2023 estimate

OLD TOWN FORT COLLINS RETAIL SPACE FRONTING LAUREL ST AND CSU CAMPUS

- Space consists of ordering area, dining area, bar, kitchen, prep stations, private restrooms, office, storage and outdoor patio
- High-exposure display windows and prominent building signage
- Full restaurant infrastructure including 2 hoods, grease trap, refrigerator, freezer, sinks and more
- FF&E Negotiable
- Lease expiration: May 2028
- Traffic counts of 25,883 VPD (2022)



# FLOOR PLAN





# PROPERTY PHOTOS





# AREA MAP



**CONTACT:** Jake Arnold • 970-294-5331 • [jarnold@waypointRE.com](mailto:jarnold@waypointRE.com)

Nick Norton, CCIM • 970-213-3116 • [nnorton@](mailto:nnorton@)

