



SALE HIGHLIGHTS



13,050 SF Downtown Retail
and Office Building



100% Occupied - 18 Office
and Retail Tenants



Sale Price: \$2,600,000 (\$199.23/SF)



NOI: \$100,915.76

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OVERVIEW

HIGHLIGHTS

- Highly desirable downtown location
- Stable occupancy
- Ample street and garage parking nearby
- Downtown District zoning allows for mixed usage
- Possible repositioning opportunity

Price: \$2,600,000

Price/SF: \$199.23

Building Size: 13,050 SF

Number of Tenants: 18

Net Leasable Area: 13,050 SF

Occupied: 13,050 SF

Lot Size: 0.18 AC

Year Built: 1925

Building Height: 2 Stories

Frontage: 60 FT on W Oak St

Zoning: D (Downtown District)



AREA OVERVIEW



AERIAL VIEW



①
fnbo

Tasty
Harmony
organic vegetarian goodness

140 OAK
STREET

Mason St. Parking Lot

the
Crooked
CUP

Dandelions & Rust

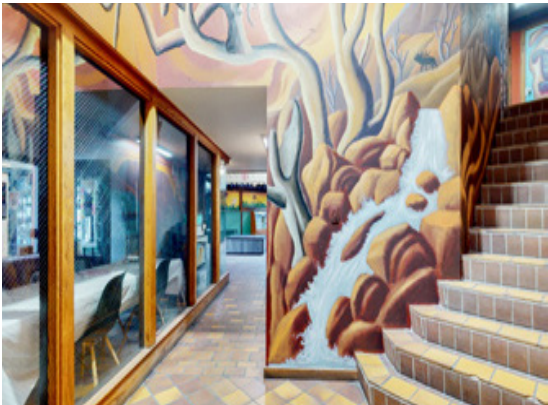
THE REGIONAL
HOMETOWN FOOD

RIO GRANDE
Mexican Restaurant

Civic Center
Park

First Interstate Bank

PROPERTY PHOTOS



RENT ROLL

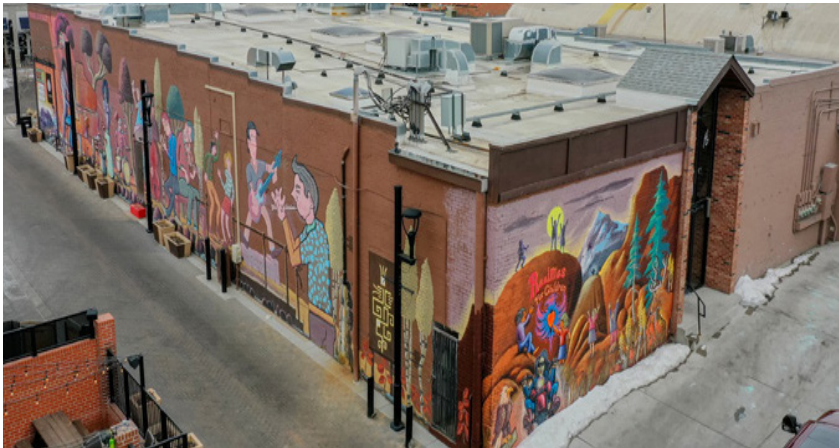
140 Oak St						
Total RSF	13,050 SF					
Tenant	Expiration Date	Monthly Rent	Annual Rent	Unit SF	Unit RSF	Price/SF (Gross)
110	Jan 2027	\$2,097.00	\$25,164.00	828.7	1,097.67	\$22.92
120	Jan 2027	\$872.00	\$10,464.00	345.1	457.11	\$22.89
130	Jan 2027	\$1,278.00	\$15,336.00	505	668.90	\$22.93
140/240/260	Jun 2026	\$2,275.00	\$27,300.00	2,242	2,969.67	\$9.19
150	Aug 2026	\$2,930.00	\$35,160.00	1,157.8	1,533.58	\$22.93
160	Dec 2024	\$1,594.00	\$19,128.00	629.9	834.34	\$22.93
170	Jan 2027	\$1,500.00	\$18,000.00	1,156.5	1,531.86	\$11.75
210	Jan 2026	\$820.00	\$9,840.00	324.9	430.35	\$22.87
210 A&B	Feb 2026	\$500.00	\$6,000.00	292.9	387.96	\$15.47
220	Feb 2025	\$660.00	\$7,920.00	261.5	346.37	\$22.87
230	Jan 2026	\$1,000.00	\$12,000.00	640.5	848.38	\$14.14
250	Jul 2026	\$700.00	\$8,400.00	278.8	369.29	\$22.75
270	Feb 2025	\$770.00	\$9,240.00	304.2	402.93	\$22.93
280	Jan 2026	\$650.00	\$7,800.00	324.1	429.29	\$18.17
290A	Jan 2027	\$325.00	\$3,900.00	128	169.54	\$23.00
290B	Feb 2025	\$424.00	\$5,088.00	167.5	221.86	\$22.93
295	Jan 2027	\$650.00	\$7,800.00	264.9	350.88	\$22.23
		\$19,045.00	\$228,540.00	9,852.3 SF	13,050 SF	

Rentable Square Footage Calc	
Gross Building SF	13,050
Usable SF	9,852.3
Load Factor	1.32

FINANCIAL SUMMARY

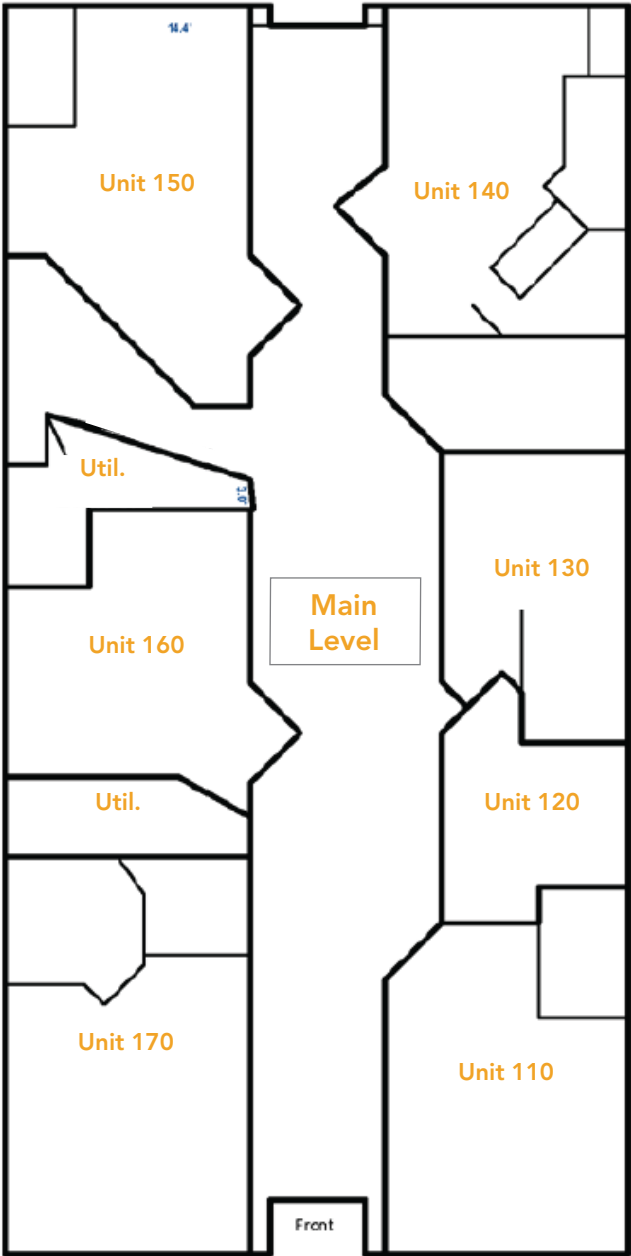
Conceptual/Estimated Operating Expenses	
Insurance	\$17,341.00
Real Estate Tax	\$78,222.24
Maintenance	\$8,980.00
Utilities	\$23,081
Total Estimated Op Ex.	\$127,624.24

Conceptual/In-Place NOI	
Gross Rental Income	\$228,540.00
Estimated Op Ex.	\$127,624.24
Net Operating Income (NOI)	\$100,915.76

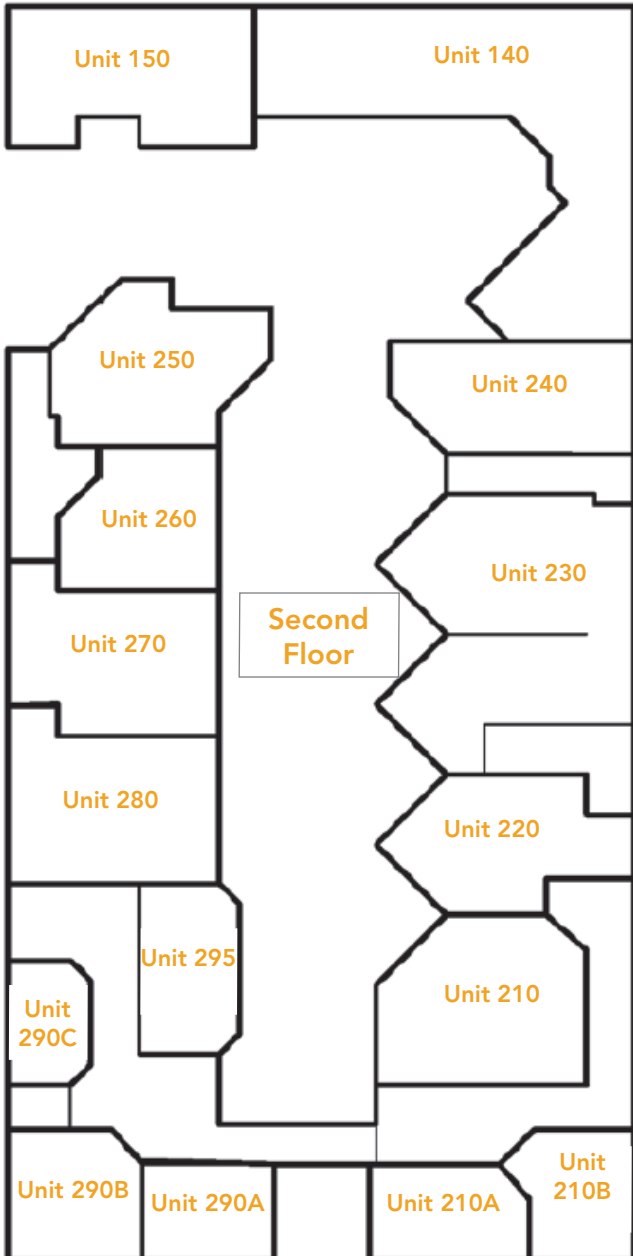


FLOORPLANS

FIRST FLOOR



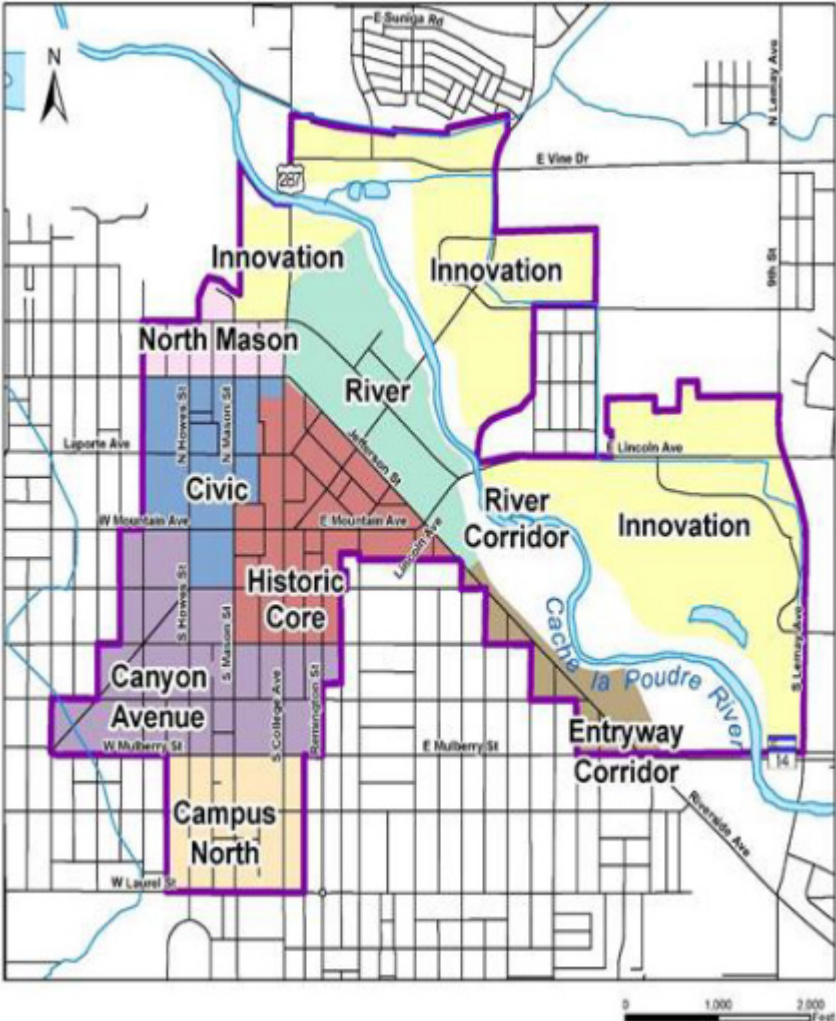
SECOND FLOOR



ZONING INFORMATION

D - Downtown District

The Fort Collins Downtown District zone is intended to provide a concentration of retail, civic, employment and cultural uses in addition to complementary uses such as hotels, entertainment, and housing, located along the backdrop of the Poudre River Corridor. It is divided into nine subdistricts as depicted below. The development standards for the Downtown District are intended to encourage a mix of activity in the area while providing for high-quality development that maintains a sense of history, human scale, and pedestrian-oriented character.



MARKET OVERVIEW



Ranked #1 Best Place to Live in America in 2020 by Livability



Ranked #2 Best City for Remote Workers in 2021 by ApartmentList



Ranked #3 Best in College Towns to Live in Forever by CollegeRanker



Enjoy activities, beautiful lodging and more at Horsetooth Reservoir, one of Colorado's most scenic outdoor paradises located only minutes from Fort Collins.



Home to over 20 craft breweries, Fort Collins produces over 70% of Colorado's craft beer and 7% of all craft beer in the United States.



Colorado State University consistently ranks as one of the top educational institutions in the country and brings many visitors to Fort Collins.

LOCAL ECONOMY

Thriving, diverse local economy with high-paying jobs and a stable, growing workforce.

- Fort Collins is one hour north of Denver and Denver International Airport, and it is the last major city in Colorado on I-25 before the Wyoming border. It is the fourth most populous city in Colorado.
- Fort Collins' economy is diverse and resilient. The key sectors driving growth in disposable income are manufacturing, high tech, higher education (CSU), clean energy, water innovation, biosciences and the state and federal government.
- Key employers in Fort Collins include Colorado State University, Poudre School District, UCHealth, Woodward, AMD, Intel, Microsoft, Broadcom, Advanced Energy, Anheuser-Busch, New Belgium, In-Situ, Noosa, Otter Products, Vestas, Walker Manufacturing, and Water Pik.
- Fort Collins is well-known in the tech space for having a major presence of semi-conductor firms. It is one of the few places on the planet with facilities for Advanced Energy Industries, Broadcom, Hewlett Packard, and Intel.

Fort Collins Top 10 Employers

Colorado State University	8,400
UCHealth	5,400
Poudre School District	4,500
City of Fort Collins	2,100
Larimer County	2,000
Broadcom (Avago Technologies)	1,200
Woodward, Inc	1,200
King Soopers (Dillon Companies Inc.)	910
Otter Products	880
Employment Solutions	730

Sources: various, including BizWest Book of Lists, CDLE, Labor Market Information, newspaper articles, and annual reports



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