

HIGHLY DESIRABLE END-CAP RESTAURANT SPACE IN THE HEART OF DOWNTOWN FORT COLLINS

200 Walnut Street,
Fort Collins, CO 80524



For more information:

Jake Hallauer, CCIM

+1 970 663 3150 • jakeh@affinityrepartners.com



3665 John F. Kennedy Pkwy, Bldg 2, Suite 202
Fort Collins, CO 80525
+1 970 663 3150
naiaffinity.com

END-CAP RESTAURANT SPACE

FOR LEASE

Rare end-cap restaurant space in the heart of Old Town Fort Collins, just off College Avenue along Walnut Street. Great visibility with large outdoor patio seating area and functional basement space. The space is near Old Town Square, the Elizabeth Hotel, the Exchange and many other amenities in the immediate area, creating high-volume foot traffic at this location.



200 WALNUT STREET FORT COLLINS, COLORADO

AVAILABLE	1,951± sq. ft. (Main Floor) 1,800 ± sq. ft. (Basement)
LEASE RATE*	\$32.00/ SF NNN** (Blended asking rate is \$16.64 / SF based on total square footage of 3,751± sq. ft.) (**Lease rate includes use of basement. FF&E negotiable.)
2019 NNN Est.*	\$16.53 / SF

*Base Rent & NNN's are calculated on the main level of 1,951± sq. ft. only.

PROPERTY HIGHLIGHTS

- Exclusive outdoor patio/seating area
- End-cap space
- Move-in ready
- Exciting Downtown location
- Abundance of amenities in the nearby area
- Highly visible

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For more information:

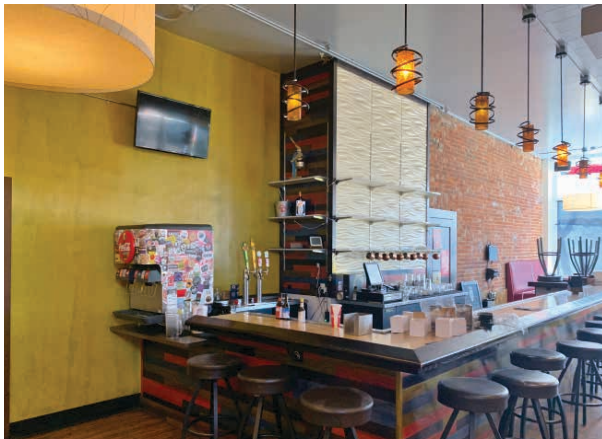
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BUILDING PHOTOS



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BUILDING INFORMATION & FLOOR PLAN

INFORMATION:

Square Footage: 1,951± SF Main Floor /
1,800± SF Basement

Electric: 200 amps, three phase

Basement: Front and rear access in addition to electric stair lift that provides access up the stairwell from the basement to the first floor.

FURNITURE, FIXTURES & EQUIPMENT AVAILABLE:

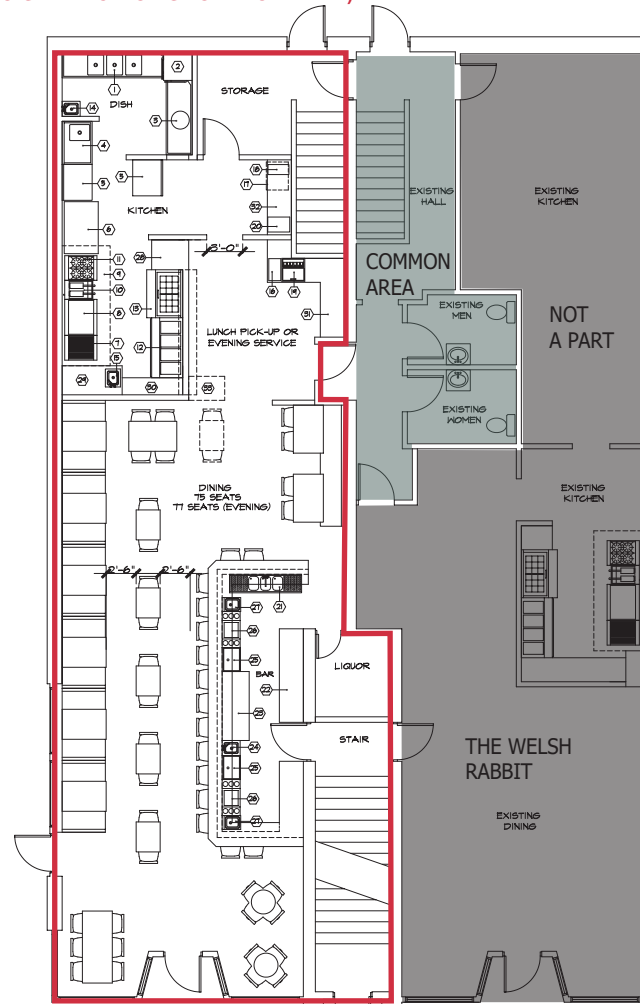
[Click here](#) to view full FF&E list

UPGRADES:

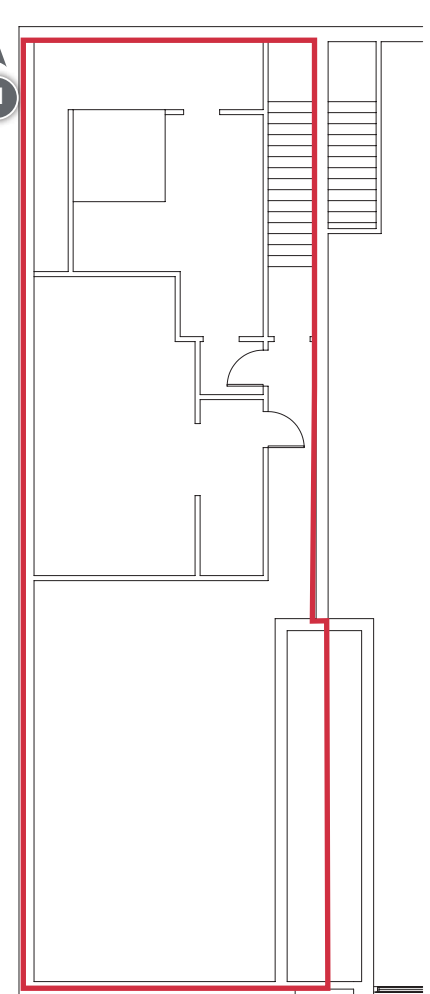
Mechanical upgrades that have been recently completed:

- New air conditioning
- Cold table
- Condensing unit and compressor on the walk-in cooler
- Newer water heater
- Newer hood with tempered make-up air unit

MAIN FLOOR - 1,951+/- SF (PATIO SEATING NOT SHOWN ON PLAN)



BASEMENT- 1,800+/- SF



Floor plan not to scale. Tenant to verify existing floor plan.

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LOCATION MAP & NEARBY AMENITIES

POUDRE RIVER TRAIL SYSTEM

LEE MARTINEZ PARK
89+/- ACRES

FORT COLLINS MUSEUM OF DISCOVERY
Exhibits, Theater, Programs and more

REC CENTER

54 Apartment Units

RESTAURANT/RETAIL (FOR LEASE)

ELIZABETH HOTEL

OLD TOWN SQUARE
Dining, Nightlife, Shopping, Entertainment & more

BUCKINGHAM PARK
4th Largest micro-brewery in the nation

WOODWARD
164 Guest rooms, retail, 3,400 square feet of meeting & conference space, 323 space parking garage, Onsite restaurant, rooftop bar, lobby bar

145 Apartment Units

CIVIC CENTER PARK

W MOUNTAIN AVENUE

OAK STREET PLAZA
119 Apartment Units

MULBERRY STREET
65 Apartment Units

MULBERRY POOL

LINCOLN CENTER
1,180-seat performance hall & a 220-seat theatre

OTTER

Colorado State University

max TRANSIT ROUTE

N COLLEGE AVENUE

CHERRY STREET

NEW BELGIUM BREWING

ODELL BREWING Co.

N

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LOCAL AREA INFORMATION

The economy in Northern Colorado is enriched with a diverse mix of many manufacturing, R&D and service-related fields. Many high-tech companies have relocated here due to the resources of Colorado State University and its prestigious research facilities.

NOTABLE NORTHERN COLORADO EMPLOYERS:

Agrium	JBS USA	Swire Coca-Cola, USA
Anheuser Busch	Larimer County	Tolmar
Banner Health Colorado	Leprino Foods	University of Colorado Health
Broadcom Ltd.	O-I	University of Northern Colorado
Colorado State University	OtterBox	Vestas Blades A/S
Good Samaritan Society	Poudre School District	Wal-Mart Distribution Center
Hach	Qualfon	Weld County School District
Hewlett Packard	SCHEELS	Woodward, Inc.
High Country Beverage	State Farm Insurance	

Source: BizWest 2019 Book of Lists

MARKET DATA:

Fort Collins, with a population of approximately 171,000 is known nationally for its high quality life. Home to Colorado State University with more than 33,000 students and approximately 6,700± employees. Colorado State University is a significant employer and contributes greatly to the vibrancy of the local economy by providing jobs, and an educated, well compensated, workforce.

UNEMPLOYMENT RATES:

JULY 2019

NORTHERN COLORADO **2.5%** COLORADO **2.9%** US **3.7%**

Source: www.deptofnumbers.com/unemployment/colorado

DEMOGRAPHICS:

	1-MILE	3-MILES	5-MILES
2018 Est. Population	11,308	82,481	157,545
2023 Projected Population	12,147	87,405	168,527
2019 Est. Avg. HH Income	\$62,329	\$67,184	\$80,184
Median Age	29.3	28.5	31.4
Daytime Employment	34,827	70,404	100,631

Source: Site To Do Business, October, 2019

COMMUNITY ACCOLADES:

Fort Collins is consistently recognized on "top" and "best" of lists:

- Ranked **No. 4** The Best Housing Markets for Growth and Stability in 2019: SmartAsset - Jul 2019 ([click here to view article](#))
- **2nd** Best Cities for Small Business Owners: ValuePenguin - Feb 2017
- **No. 4** Community in Overall Well-Being, 2014-2015: Gallup Healthways - Feb 2016
- **No. 14** Best-Performing City: Miliken Institute - Dec 2015
- **Top 3** Digital City: Govtech.com - Nov 2015
- Top 10 Best Metros for Female Entrepreneurs: Forbes - Oct 2015
- Ranked **No. 4** Next Top 10 Cities for Tech Jobs: Fast Company - Jul 2015
- Ranked **No. 9** of 2015's "Top 10 Healthiest Cities": Livability.com - Apr 2015
- **No. 3** "50 Best College Towns to Live in Forever" list: College Ranker - Mar 2015
- **No. 1** In The Country By Let's Move! For Healthy Efforts: National League of Cities - Sep 2014
- 10 Great College Towns to Retire To: Kiplinger - Sep 2014
- America's Most Satisfied City: Time - May 2014

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