



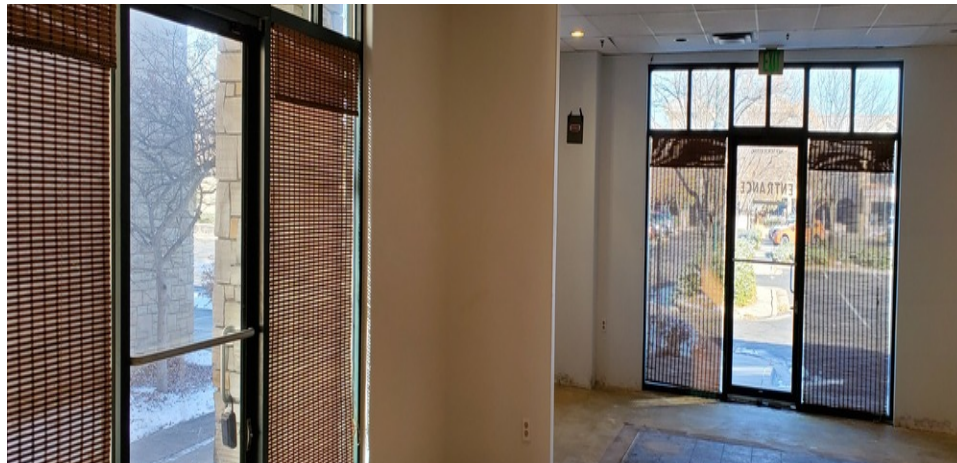
POUDRE VALLEY PLAZA

1051 W HORSETOOTH, SUITE A
FORT COLLINS, CO 80526

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Property Summary



OFFERING SUMMARY

Available SF:	1,000
Lease Rate:	\$2,500 Gross including utilities
Building Size:	6,500 SF
Zoning:	commercial
Market:	Fort Collins
Cross Streets:	Horsetooth and Shields

PROPERTY OVERVIEW

- *\$2,500 per month including building operating expenses and utilities
- *End-cap unit
- *Superb visibility and signage from Shields Street
- *Dual entrances
- *Private restroom
- *Well suited for non-restaurant uses including gym, nail salon, martial arts, soft goods retail, insurance, office

LOCATION OVERVIEW

Poudre Valley Plaza is located at the major intersection of Horsetooth and Shields. The center shares space with three popular restaurants, Bank of the West and several professional office buildings. The area has limited competition and is under served in many retail oriented uses.

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	6,394	17,653	35,792
Total Population	15,863	41,370	87,941