



AVAILABLE FOR SALE OR LEASE

## 501 RIVERSIDE AVENUE

FORT COLLINS, COLORADO 80524



6-MONTH INTRODUCTORY LEASE RATE: \$8.00/SF

## 5,177 SF RETAIL/OFFICE SPACE WITH COMMERCIAL KITCHEN

Lease Rate: \$13.00/SF | NNN: \$4.70/SF | Sale Price: \$950,000 (\$184/SF)

501 Riverside Avenue is located near the intersection of Riverside Avenue and Mulberry Street with ease of access to northern Colorado. This corner location provides optimal visibility and is set up well for a high-exposure retail/office user.

### SELLER FINANCING IS AVAILABLE.

*\*Owner will consider demising kitchen from storage*

### PROPERTY FEATURES

- Fully Renovated Commercial Kitchen
- 600 Amp, 3-phase power
- 1" Water line
- 2 Gas service lines
- Type 1 hood
- Grease trap



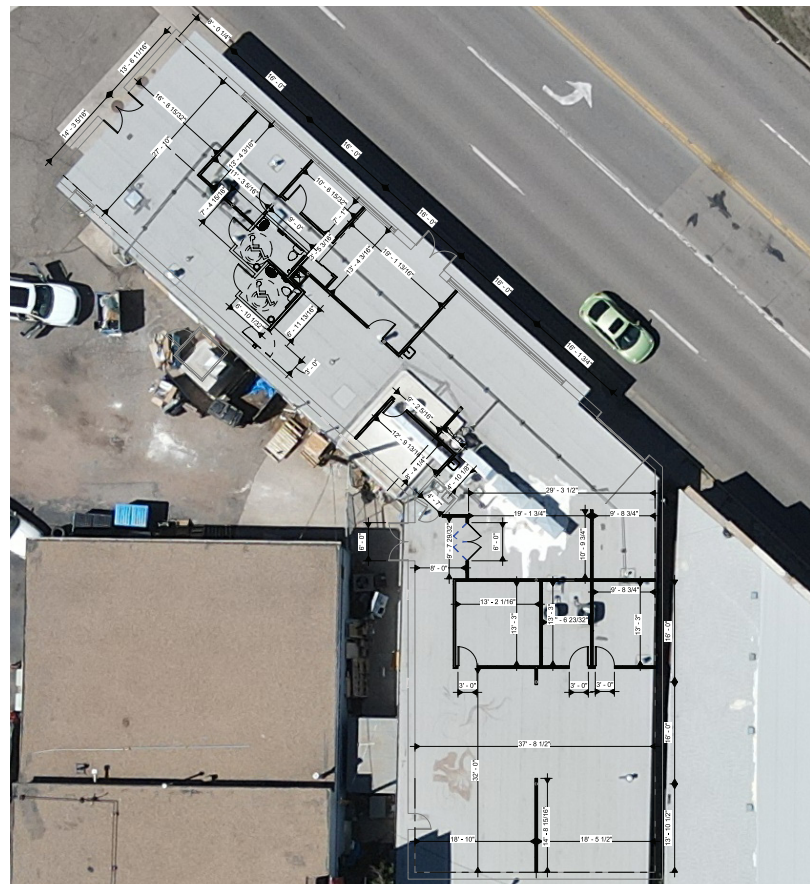
AVAILABLE EQUIPMENT



ADDITIONAL PHOTOS



BUILDING CONSTRUCTION PLANS







# 501 RIVERSIDE AVENUE

**Downtown Fort Collins**

**SUBJECT PROPERTY**

**WOODWARD**

**Walmart**

**FEISTY**

**3 Miles to**

**Mulberry St. | 37,232 VPD**

**Riverside Ave. | 21,109 VPD**

**S. Lemay Ave. | 29,986 VPD**

**E. Prospect Rd.**

**SUBJECT PROPERTY**

**E. Mulberry St. | 28,762 VPD**

**Riverside Ave. | 21,109 VPD**

**POUDRE VALLEY HEALTH SYSTEM**

**UNIVERSITY OF COLORADO HEALTH**

**DEMOGRAPHICS**

|                           | 1 Mile   | 3 Mile   | 5 Mile   |
|---------------------------|----------|----------|----------|
| 2022 Population           | 9,681    | 92,681   | 166,831  |
| 2027 Projected Population | 10,516   | 101,182  | 181,617  |
| 2022 Households           | 4,265    | 38,296   | 68,172   |
| Avg HH Income             | \$70,667 | \$76,663 | \$88,932 |

*Source: CoStar, 2022*

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