

# RETAIL SPACE FOR SUBLEASE

Poudre Valley Plaza | Unit 103 | 1,522 SF

Lease Rate **\$17.55 PSF + NNN** (until 7-31-2018)\*

Lease Rate **\$21.00 PSF + NNN** (after 7-31-2018)\*\*

**UNIT CURRENTLY VACANT**



**1003 W. Horsetooth Rd. Unit, 103, Fort Collins, CO 80526**

- High traffic intersection S. Shields St. & W. Horsetooth Rd.
- \*\$17.55 Per Square Foot, NNN sublease to July 31, 2018
- \*\*\$21.00 Per Square Foot, NNN 745.34 allocation per month
- End Unit in Poudre Valley Plaza ([See Aerial View & Details](#))
- Signage; electric West bound on Horsetooth
- Entry East bound on Horsetooth into Poudre Valley Plaza

#### INFORMATION CONTACT

B.J. Johanningmeier | 970.227.3393  
bj@cbanoco.com

#### INFORMATION CONTACT

Fred Croci | 970.566.7300  
fred@cbanoco.com



Commercial Broker's Alliance NOCO, LLC  
1295 Main Street | Unit 5 | Windsor, CO 80550  
www.cbanoco.com | 970.266.1500

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[Google Earth Link](#)



## [Poudre Valley Plaza](#)



**Southeastern exposure end unit**



**illuminated signage, night visibility**



**Elevated signage East facing Horsetooth**



**Rental units within walking distance**

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*Information herein deemed reliable but not guaranteed. Distance and measurements are approximate and subject to correction.*

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**East entry elevation**



**Southern side elevation**



**Approximant dimensions 80' x 20'**



**East facing entry end unit**



**Natural light S.E. facing windows**

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1003 West Horsetooth Road , Unit 103 is a end unit, entry to the East, high traffic count at the intersection of Shields and Horsetooth. Excellent signage.



## 1003 W. Horsetooth Rd. Unit 103, Fort Collins, CO 80526 Sun Bear Tanning Space

- **Total NNN charges for the building as follows:**
  - **Taxes for the building** \$27,798
  - **Insurance for the building** \$ 2,409
  - **CAM for the building** \$ 3,227
  - **Management totals** \$ 1,800
  - **Safe System totals** \$ 400
  - **Annual Totals** \$35,634
  - **\*Allocation 25.1%** \$ 8,944.13 Annually
  - \$ 745.34 Monthly

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