

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



FOR LEASE

200 Walnut Street,
Fort Collins, CO 80524



Lee Martinez Park

Fort Collins
Museum of
Discovery

Northside Aztlan
Recreation
Community Center

145
Apartment
Units

MAX Transit
Center

The
Exchange

54
Apartment
Units

AVAILABLE

Fort
Collins
Municipal
Court

Larimer
County
Justice
Center

City of
Fort
Collins
Utilities

Old Town
Square

Elizabeth
Hotel

MOUNTAIN AVENUE

Larimer
County
Courthouse

OAK STREET
PLAZA

119
Apartment
Units

Representatives:

Jake Hallauer, CCIM

970-663-3150

JakeH@ChrislandCompanies.com

Ryan Schaefer

970-663-3150

RyanS@ChrislandCompanies.com



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Chrisland Real Estate Companies

Phone: 970-663-3150

www.ChrislandRealEstateCompanies.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	\$38.00 / SF NNN* (*Lease rate includes use of basement. FF&E negotiable.)
2019 NNN Est.	\$8.34 / SF

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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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:

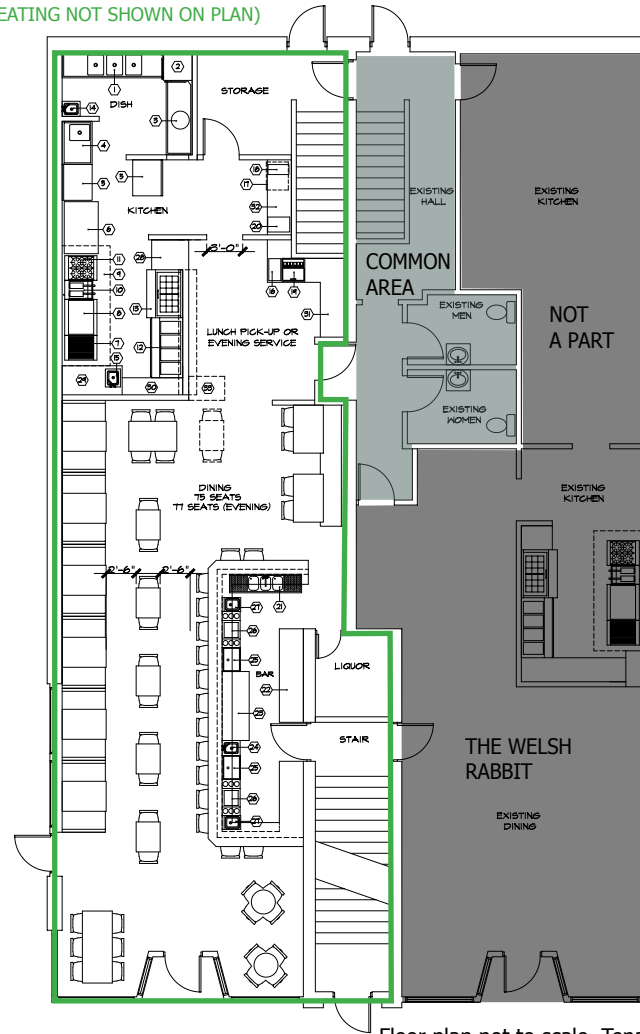
[Click here](#) to view full FF&E list

UPGRADES:

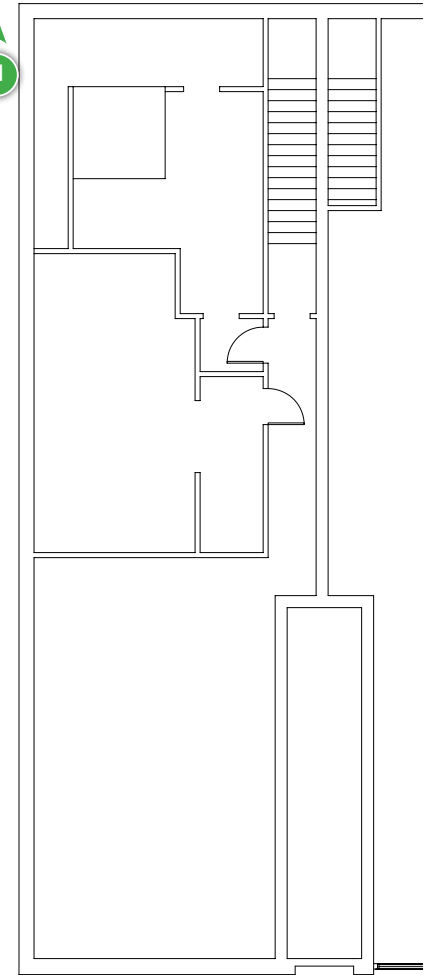
Mechanical upgrades that have been recently completed:

- 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



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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 2018 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:

NOVEMBER, 2018

NORTHERN COLORADO **2.9%** COLORADO **3.3%** US **3.7%**

Source: www.deptofnumbers.com/unemployment/colorado

DEMOGRAPHICS:

	1-MILE	3-MILES	5-MILES
2018 Est. Population	11,131	81,482	155,454
2023 Projected Population	11,999	86,774	167,614
2018 Est. Avg. HH Income	\$64,961	\$65,122	\$77,885
Median Age	29.1	28.2	31.2
Daytime Employment	33,965	69,944	100,337

Source: Site To Do Business, January, 2019

COMMUNITY ACCOLADES:

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

- **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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