

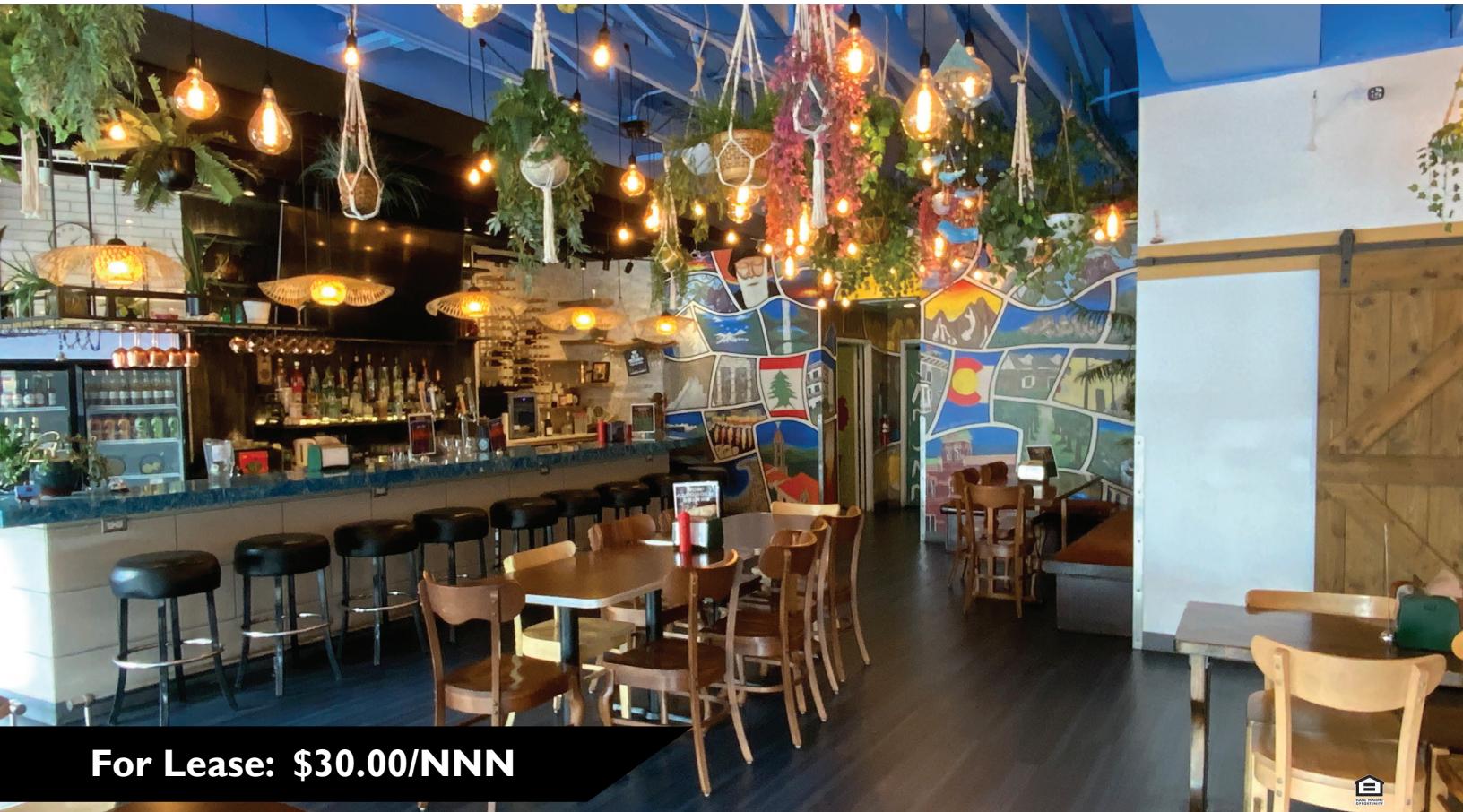
# Turnkey Restaurant For Lease

## Colorado State University - Ft. Collins

1300 W. Elizabeth St., Fort Collins, CO 80234



www.FullerRE.com



**For Lease: \$30.00/NNN**

This turnkey restaurant opportunity is ideally suited for immediate operation, having served as the home of a successful, family-owned business for over 35 years, with peak service reaching 500 guests per day. Extensive renovations completed in 2020–2021 allow a new restaurant tenant to open quickly with minimal startup time. The property benefits from a prime, highly walkable location near the Colorado State University campus, home to approximately 35,000 students, and is conveniently located just an eight-minute drive from Old Town Fort Collins. All furniture, fixtures, and equipment are available for lease or purchase, and existing food and beverage inventory may also be acquired. Liquor license available.

- 3,019± sf interior seats 99 guests. 600± sf covered patio seats 50 guests (patio not calculated in rentable square footage)
- Lease Rate: \$30/SF NNN. Est. NNN's = \$7.06/SF
- Parking: 22 spaces
- Liquor license will be renewed through July 2027 and available for purchase
- All furniture, fixtures, and equipment are available for purchase

**Fuller Real Estate**  
(303) 534-4822

**Brokerage Disclosure  
to Tenant**

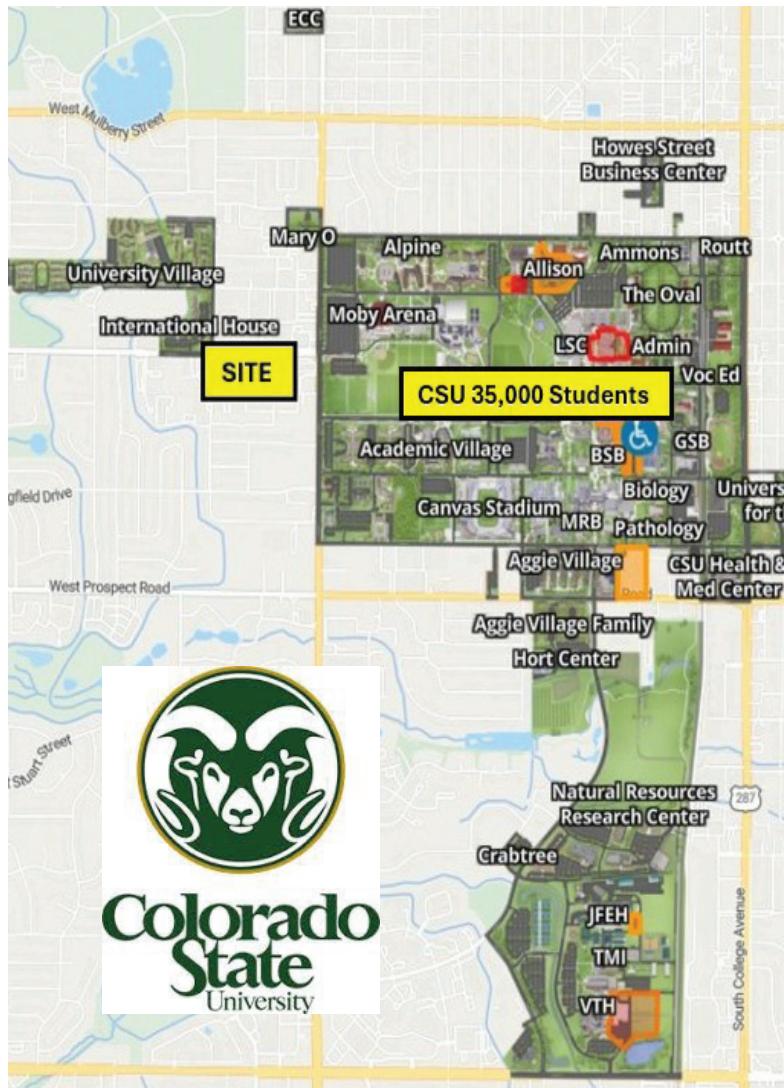
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## Colorado State University

CSU is one of the nation's top public Tier 1 Research universities and an institution on the rise. CSU is thriving, with a five-year average enrollment of more than 33,400 students. The 2024 incoming class of 5,485 students is their 2nd largest ever and included 31% from diverse populations and 23% who were first in their families to attend college. The Fort Collins campus had a total student headcount of 34,218 for 2024-25. The CSU Student housing project called the International House is located across the street, with the 4-story Union on Elizabeth Apartments is located just east of the site.



## DEMOGRAPHIC SUMMARY

1336 W Elizabeth St, Fort Collins, Colorado, 80521

Ring of 5 miles

### KEY FACTS

158,538

Population



65,348

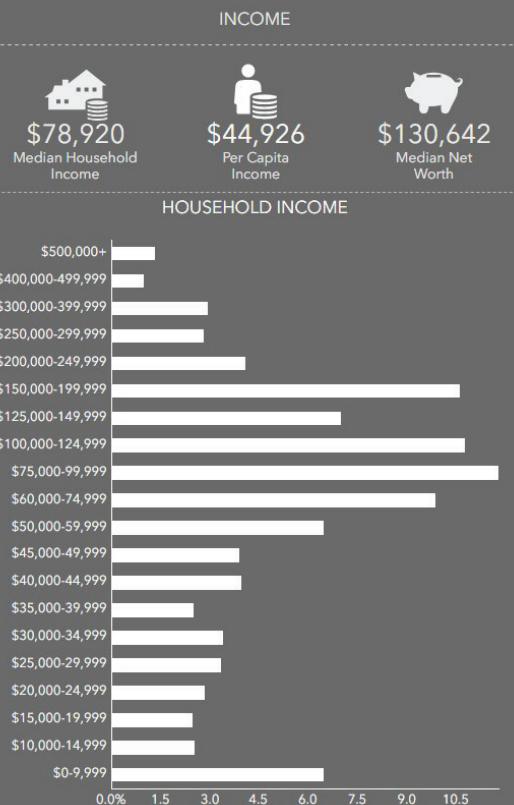
Households

32.9

Median Age

\$62,771

Median Disposable Income



### EDUCATION

2.8%



No High School Diploma



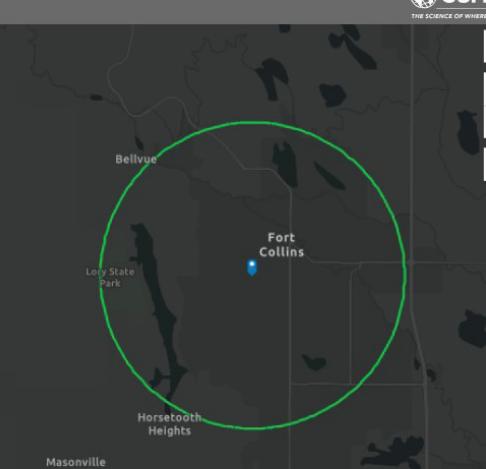
13.9% High School Graduate



23.6% Some College/ Associate's Degree



59.7% Bachelor's/Grad/ Prof Degree



### EMPLOYMENT



White Collar



Blue Collar



Services

72.5%

13.7%

16.7%

4.6%

Unemployment Rate

