



JESSUP FARM

ARTISAN VILLAGE

FT COLLINS COLORADO

EST. 1882

Greetings,

First and foremost, thank you for your interest in Jessup Farm Artisan Village. I look forward to sharing with you what makes our development truly one-of-a-kind and unlike anything else you will find in Northern Colorado.

Around the turn of the century, when Fort Collins was a sleepy agricultural town, Joseph and Mary Jessup purchased property east of town on the bluff above the Poudre River. Joseph built the brick farmhouse, the barn, and the other outbuildings, turning the property into a proper farmstead and the first cattle ranch in Fort Collins. The Jessup's and their sons worked the farm and owned the property into the mid 1950's. In 2011, Bellissimo Inc. purchased the land and created an innovative, adaptive reuse plan to preserve, restore, and rehabilitate the historic integrity of the Jessup's farmstead.

From day one, our goal was to create a distinct environment where local vendors would have the chance to share their products while creating relationships with those who visit the village. Today, Jessup Farm Artisan Village is home to a wide range of artisans and businesses that encourage neighbors and visitors to gather for a cup of coffee, a bite to eat, shopping, and so much more.

If you are interested in becoming part of this truly unique community, please send me a copy of your detailed business plan that includes the information requested on the following page. I look forward to hearing from you - see you at the farm!

Best,

Gino Campana

Founder and Manager, Jessup Farm LLC



Again, thank you for your interest in Jessup Farm Artisan Village! Due to the high demand for available space at Jessup Farm, we ask that all interested parties prepare and submit a detailed business plan. We feel it is mutually beneficial if you can concisely present your ideas to us and request that your business plan include the following information:

1. Executive Summary

- Objectives
- Mission Statement

2. Company Summary

- Background/History

3. Product

- Product Description
- Competitive Comparison
- Space Requirements
 - Retail, Industrial, or Both
 - Square Footage/Layout
 - Equipment Explanation
 - Marketing Strategy
 - Future Products

4. Financial Projections

- Baseline Numbers
 - Start Up Costs OR Past Performance
- Cash Flow Analysis
 - Reserves
 - Insurance

5. Management Summary

- Organizational Structure
 - Management Team
 - Employees

Please send a copy of your business plan, including the information requested above, to gcampana@bellisimoinc.com. If you have any additional questions, please feel free to reach out to our office directly at 970.229.5900.



1981 Jessup Drive Ste 140
Fort Collins, Colorado 80525

Michael D. Campana
970-690-3391



Move-in ready space available in the highly desirable Jessup Farm Artisan Village in the Bucking Horse Neighborhood. The current space available offers high end finishes. Excellent opportunity with great visibility and exposure to Timberline Road.

Property Feature

Building SF 7,609 SF

Available Size 1374 SF

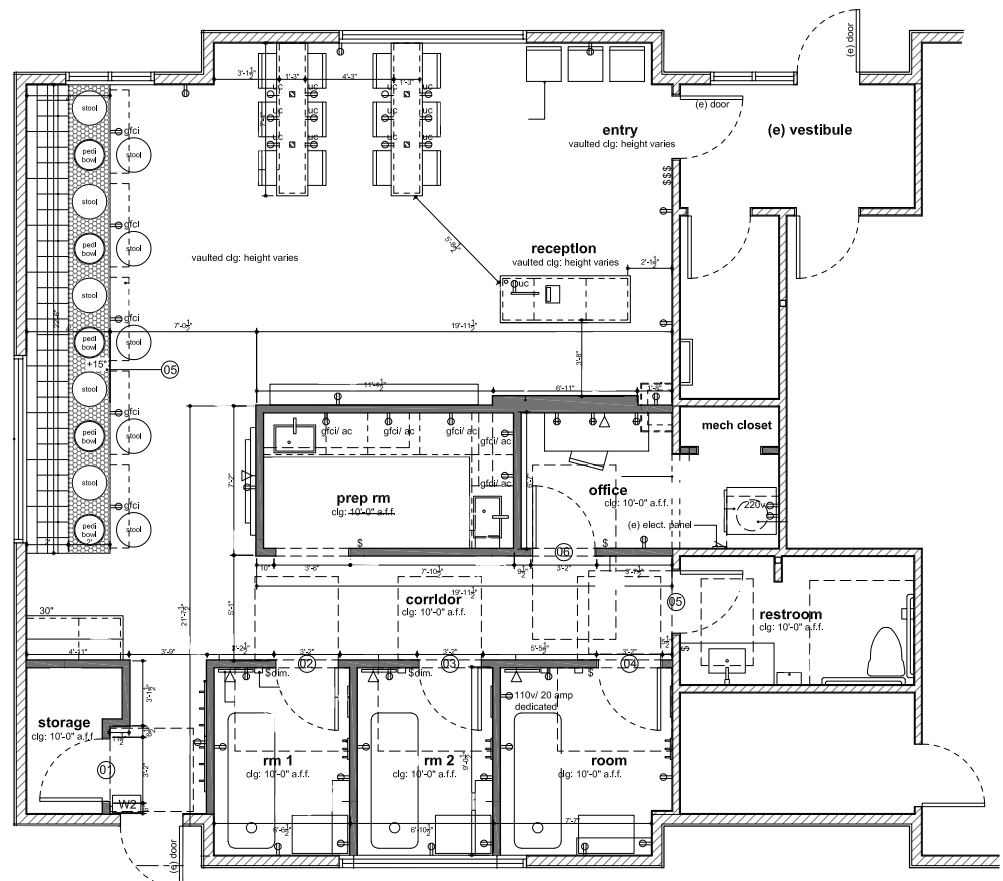
Year of Building 2015

Lease Rate: \$27.86/ SF

NNN: \$14.33/ SF

TI Allowance: Negotiable

No. of Floors 1



1981 Jessup Drive Ste 120
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Traffic Volume Totals 35,000+ Vehicles Daily

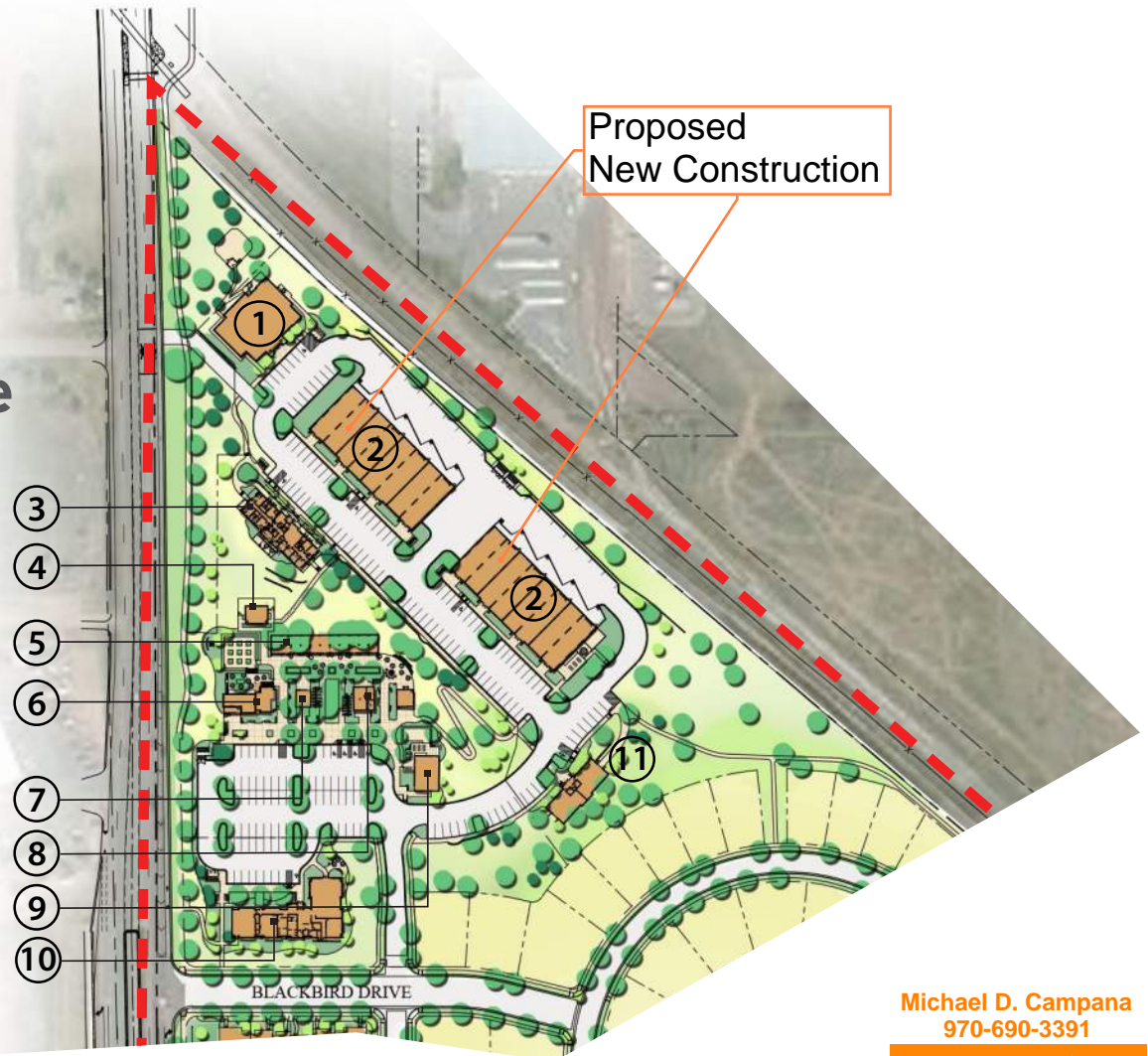
For more information, please contact:

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Fort Collins, Colorado 80526

Jessup Farm Artisan Village

- ① Vet Clinic
- ② Support Production Campus
- ③ Midwifery
- ④ Chicken Coop
- ⑤ Retail Shops
- ⑥ Farmhouse Restaurant
- ⑦ Retail Shops
- ⑧ Retail Shops
- ⑨ Brewery
- ⑩ Retail
- ⑪ Retail / Office



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Jessup Farm Artisan Village

- ① Vet Clinic
- ② Picklr/Office Spaces
- ③ Midwifery
- ④ Chicken Coop
- ⑤ Retail Shops
- ⑥ Farmhouse Restaurant
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- ⑧ Retail Shops
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- ⑪ Retail / Office

Limits of Work

Open Space

Townhomes, Typical

Neighborhood Park and Pool

Existing Lots, Typical

Existing Sidehill-
Condo Complex, Typical



Open Space Trail Connection, Typical

Single Family Homes, Typical

Great Western Railroad

Multi-Family Apartment Building, Typical

Future Open Space Trail Connection to Poudre River Trail via Sharp Pointe Drive

Urban Estate Homes, Typical

Future City of Fort Collins Neighborhood Park (6 ac.)

Open Space Trail Connection

Child Care

City of Fort Collins

Open Space Trail Connection

Johnson Farm Innovation Campus

East Drake Road

