

120 W OLIVE ST  
Fort Collins, CO 80524



Space Available:	Lease Rate:	NNN Rate:	Equivalent Gross Monthly Rent:
Ste # 102: 2,265/SF	\$30.00/SF	\$14.21/SF	\$8,344.64/SF

RESTAURANT & BAR SPACE IN OLD TOWN FORT COLLINS

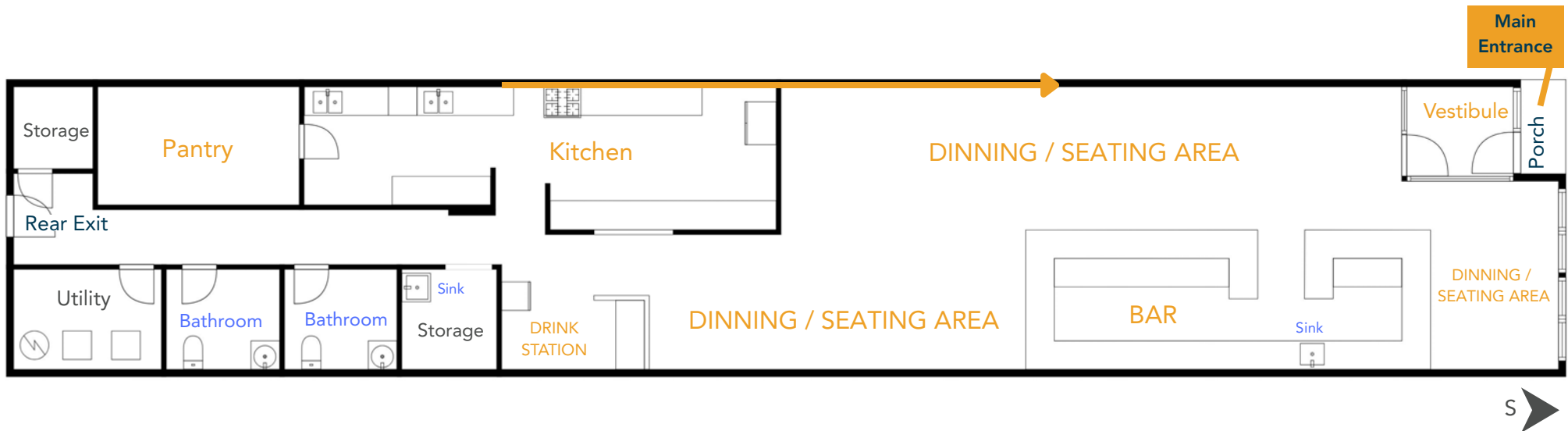
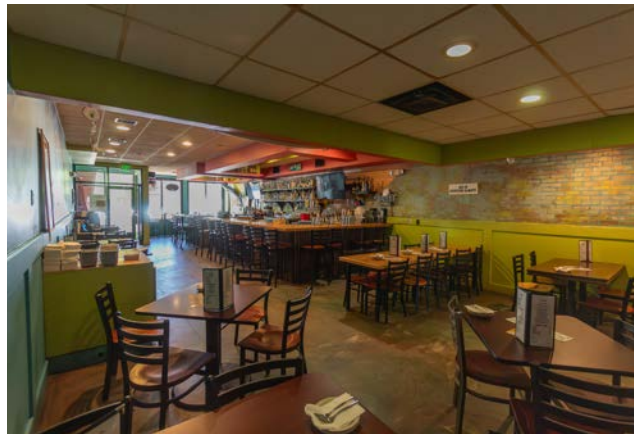
### CONTACT

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# SUITE 102 | PHOTOS & FLOORPLAN



# PROPERTY DETAILS

## CONSTRUCTION

Total Building Size	<b>10,139 SF</b>
Year Built	1958
Suite # 102	<b>2,265 SF</b>
	Kitchen, Drink Station, Multiple Storage Rooms, (2) Private Bathrooms, Pantry, Vestibule, Large Dining Area and Large Bar.
Heat Type	Forced Air
Air Conditioning	Yes
Elevator	No

## BUILDING AMENITIES

Building Signage	Yes
Parking Ratio	Street Parking
Private Bathrooms	Two
Downtown Amenities	Restaurants, Coffee Shops, Small Businesses

## SITE DETAILS

Zoning	Downtown District
Parcel #	9711415018

## SAFETY SYSTEMS

Fully Sprinkled	Yes
Security Systems	No

## DEMOGRAPHICS & TRAFFIC

Median Household Income	\$63,605 (3-mi radius)*
Traffic Count	23,222 approx VPD on W Olive & College*

\*Source: CoStar 2026



**120 W Olive Street | Fort Collins, CO**

 [Link to Google Maps](#)

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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.