

1120

S COLLEGE AVE

FORT COLLINS, CO 80524



COLLEGE AVE RESTAURANT
FOR SALE OR LEASE

\$2,250,000 (\$642.12 / SF)
\$40.00 NNN

CBRE

THE OFFERING

This well-located Fort Collins property offers a strong opportunity for both owner-users and investors along South College Avenue, one of the city's primary commercial corridors. Positioned directly across from Colorado State University, the site benefits from excellent visibility and proximity to a dense mix of retail, residential, and institutional demand.

The property consists of approximately 3,504 square feet on a 0.48-acre corner lot with strong frontage and functional layout potential. Zoned Community Commercial (CC), it allows for a wide range of uses including restaurant, retail, office, and service-oriented concepts.

The combination of location, visibility, and existing infrastructure—including a large kitchen area and dedicated parking—makes the property well suited for an owner-user or investor seeking repositioning potential in a high-traffic corridor.



1120 S COLLEGE AVE

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FORT COLLINS, CO 80524



PROPERTY DESCRIPTION

PROPERTY OVERVIEW

The property features a functional single-level layout with existing infrastructure suited for restaurant use, including a large kitchen area and open interior that can be adapted to a variety of concepts.

Situated on a prominent corner lot along South College Avenue, directly across from CSU, the site offers strong visibility and direct access to one of Fort Collins’ primary commercial corridors. Its location places it within close proximity to a dense mix of retail, residential, and student-driven activity.

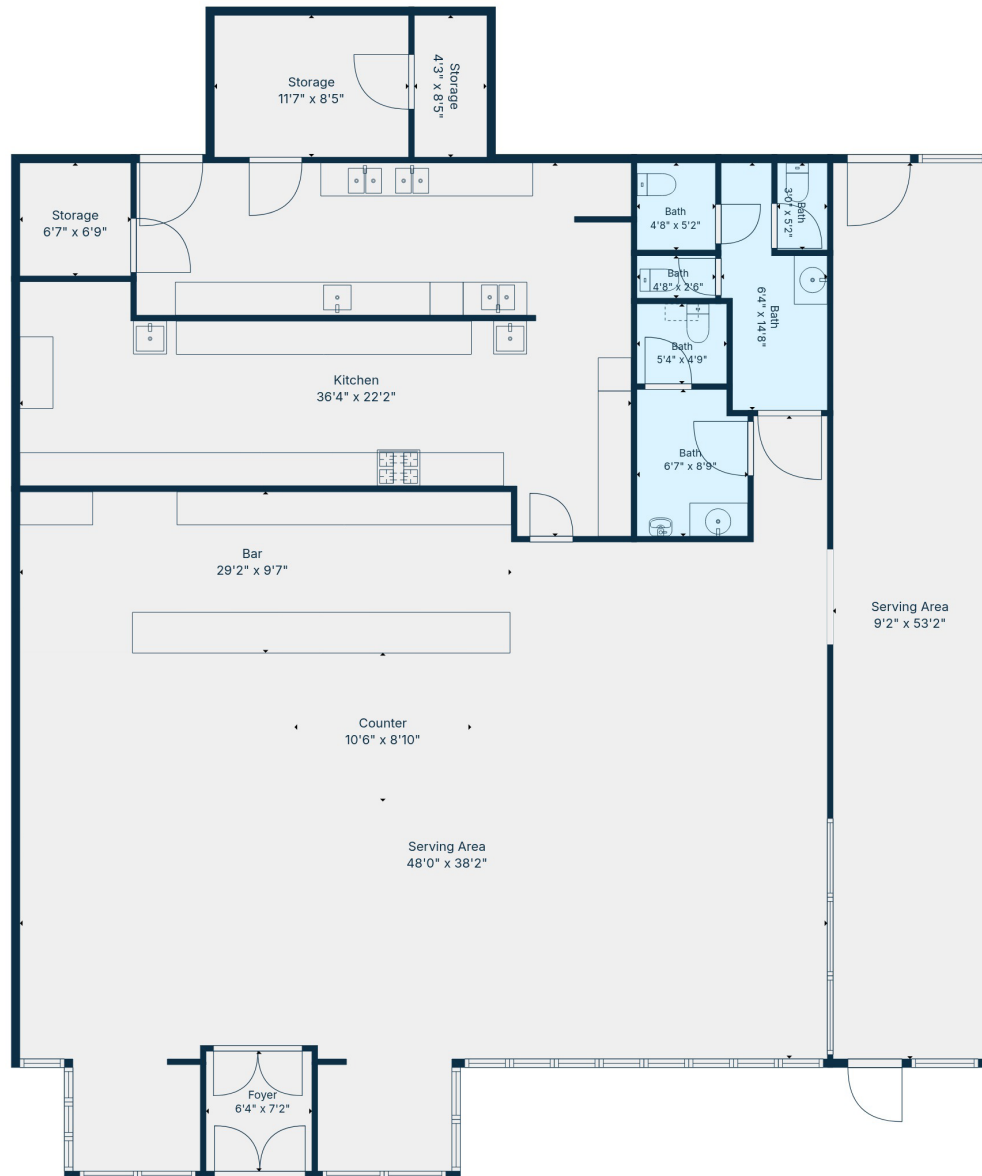
The combination of efficient layout, on-site parking, and flexible configuration makes the property well suited for users or investors seeking a practical, repositionable asset in a high-exposure location.



Address	1120 S College Ave, Fort Collins, CO
Market/Submarket	Fort Collins, CO
Building size	3,504 SF
Lot Size	0.48 AC (20,909 SF)
Year Built	1973
Zoning	CC – Community Commercial
Price	\$2,250,000 (\$642.12 / SF)
Lease	\$40.00 S/F



FLOOR PLAN



- + Corner Lot
- + Frontage 50' on College Avenue
- + 600 AMP Power
- + Large Kitchen Area with Outside Cooler
- + Parking 26 Spaces

LOCATION OVERVIEW



COLORADO STATE UNIVERSITY

W A St

Edison Dr

W Pitkin St

MAX Guideway

W Lake St

W Lake St

Aggie Village Apartments

Hilton

Prospect Station Apartments
Total Units: 68

AutoZone

287

54,000 VPD

287

287



TACO BELL



Loaf'N Jug



1120
S COLLEGE AVE

University Center
for the Arts

Mathews St

E Prospect Rd

Garfield St

Edwards St

E Pitkin St

E Lake St

Remington St

Remington St

erson Ct

Peterson St

Peterson Pl

Whedbee St

Garfield St

Edwards St

E Pitkin St

Buckeye St

E Lake St

Peterson St

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Prospect Station
Apartments
Total Units: 68

Hilton

Aggie Village
Apartments
Units: 431



COLORADO STATE
UNIVERSITY



1120
S COLLEGE AVE

S College Ave 54,000 VPD

MARKET OVERVIEW

Located along the Front Range, Fort Collins is a highly desirable Northern Colorado market with a population of over 170,000 supported by a strong local economy, educated workforce, and consistent growth. Anchored by Colorado State University—home to over 30,000 students—the city benefits from a stable mix of student, professional, and institutional demand.

Positioned along the South College Avenue corridor, the property sits within one of the area's most established commercial districts and directly across from CSU, providing immediate access to a large, built-in customer base. This central location offers connectivity to surrounding neighborhoods, employment centers, and major retail corridors.

Fort Collins continues to attract residents and businesses due to its quality of life, outdoor amenities, and economic diversity—supporting long-term demand for commercial real estate and creating a favorable environment for both tenants and investors.



171,500 CITY
POPULATION



\$85K AVERAGE
HH INCOME



62 MI TO DENVER
(VIA I-25)





1120
S COLLEGE AVE

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