

1627 S LEMAY AVE  
Fort Collins, CO



Space Available:

2,954 / SF

Lease Rate:

\$22.00/SF

NNN Rate:

\$13.45/SF\*

+water & trash

(\*est. 2026)

Equivalent Gross Monthly Rent: \$8,726.61

BAR / ENTERTAINMENT / RETAIL SPACE IN FORT COLLINS

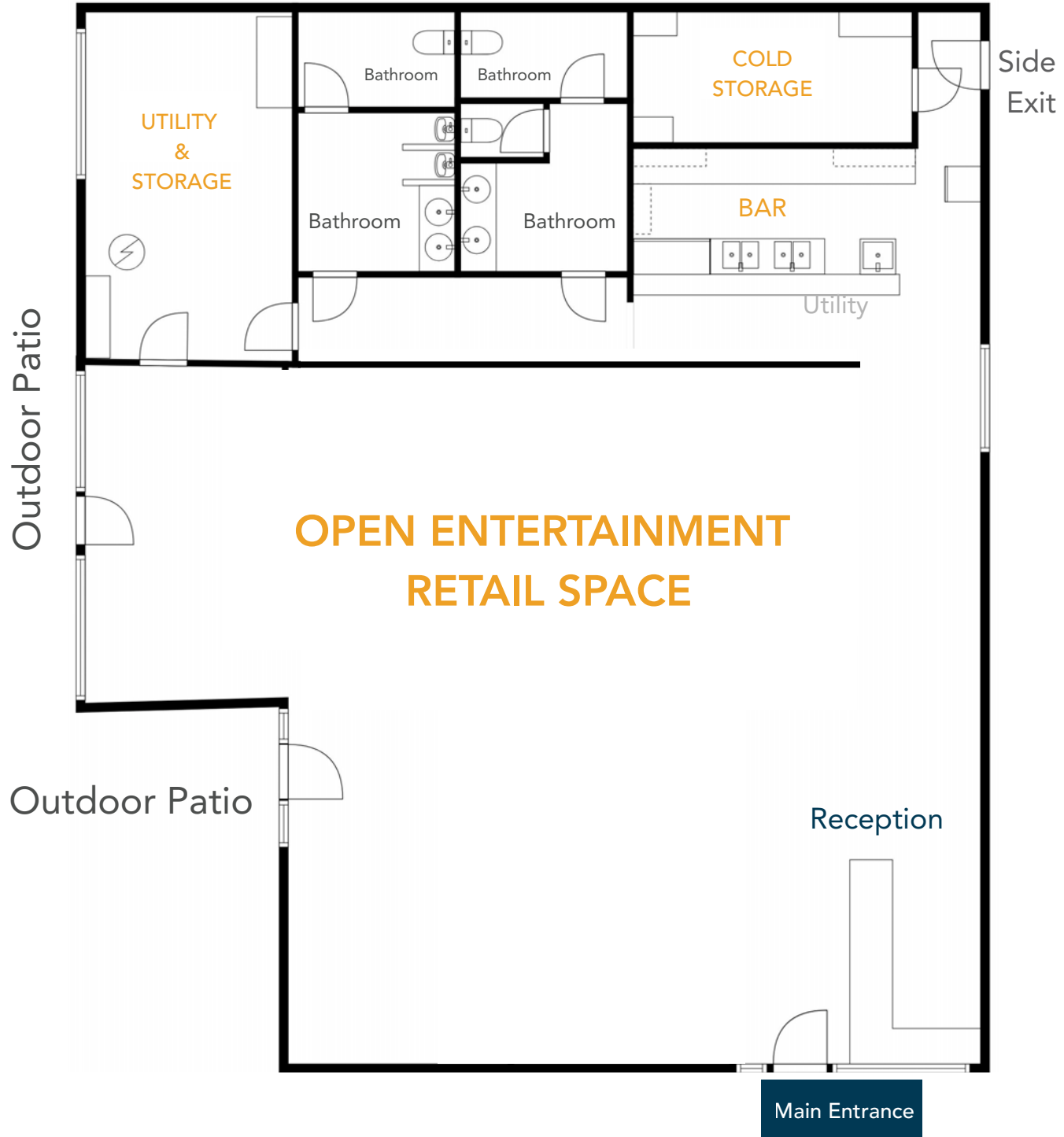
### CONTACT

Jake Arnold | 970.294.5331 | [jarnold@waypointRE.com](mailto:jarnold@waypointRE.com)

Nick Norton, CCIM | 970.213.3116 | [nnorton@waypointRE.com](mailto:nnorton@waypointRE.com)



# PHOTOS & FLOORPLAN



# PROPERTY DETAILS

## UTILITY PROVIDERS

Electric	Fort Collins
Gas	Xcel Energy
Water & Sewer	Fort Collins

## SITE DETAILS

Zoning	NC (neighborhood commercial)
Parcel #	8719226003

## SAFETY SYSTEMS

Fully Sprinkled	Yes
Security Systems	No

## DEMOGRAPHICS & TRAFFIC

Median Household Income	\$69,140 (3-mile radius)
Traffic Count	29,468 approx VPD Lemay Ave & Prospect Rd*

\*CoStar 2026



1627 S Lemay Ave  
Fort Collins, CO

 [Link to Google Maps](#)



Jake Arnold | 970.294.5331 | [jarnold@waypointRE.com](mailto:jarnold@waypointRE.com)  
Nick Norton, CCIM | 970.213.3116 | [nnorton@waypointRE.com](mailto:nnorton@waypointRE.com)

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.