

FOR SALE OR LEASE

# Luke Street Portfolio

1020 & 1032 Luke Street  
Fort Collins, Colorado

MEDICAL OFFICE CAMPUS –  
OWNER / USER OPPORTUNITY





## **AFFILIATED BUSINESS DISCLOSURE & CONFIDENTIALITY AGREEMENT**

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property"), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner. CPM Luke Street Portfolio\_BRO\_Antinora\_v01\_RB 05/06/2026

© 2026 CBRE, Inc. All Rights Reserved.

# TABLE OF CONTENTS

EXECUTIVE SUMMARY	01
PROPERTY DESCRIPTION	02
LOCATION OVERVIEW	03
MARKET OVERVIEW	04



# EXECUTIVE SUMMARY

## The Offering

This premium two-building medical office campus, located at 1020 and 1032 Luke Street, offers a rare strategic advantage for medical professionals seeking both a permanent home for their practice and a reliable investment stream. Situated directly across from UCHealth Poudre Valley Hospital's Emergency Room, this property places your business at the epicenter of Northern Colorado's medical hub. The 8,644 SF building at 1032 Luke Street provides an ideal owner-user opportunity; it is currently vacant and ready for immediate move-in, with half of the building recently benefiting from a modern remodel. Simultaneously, the adjacent 6,052 SF building at 1020 Luke Street is fully leased to established practitioners, such as Aspen Wellness Center and the Acupuncture Clinic of Fort Collins, providing a diversified income stream to offset ownership costs from day one. These buildings function as a unified, professional campus that combines the prestige of a premier location with the financial stability of an income-producing asset.



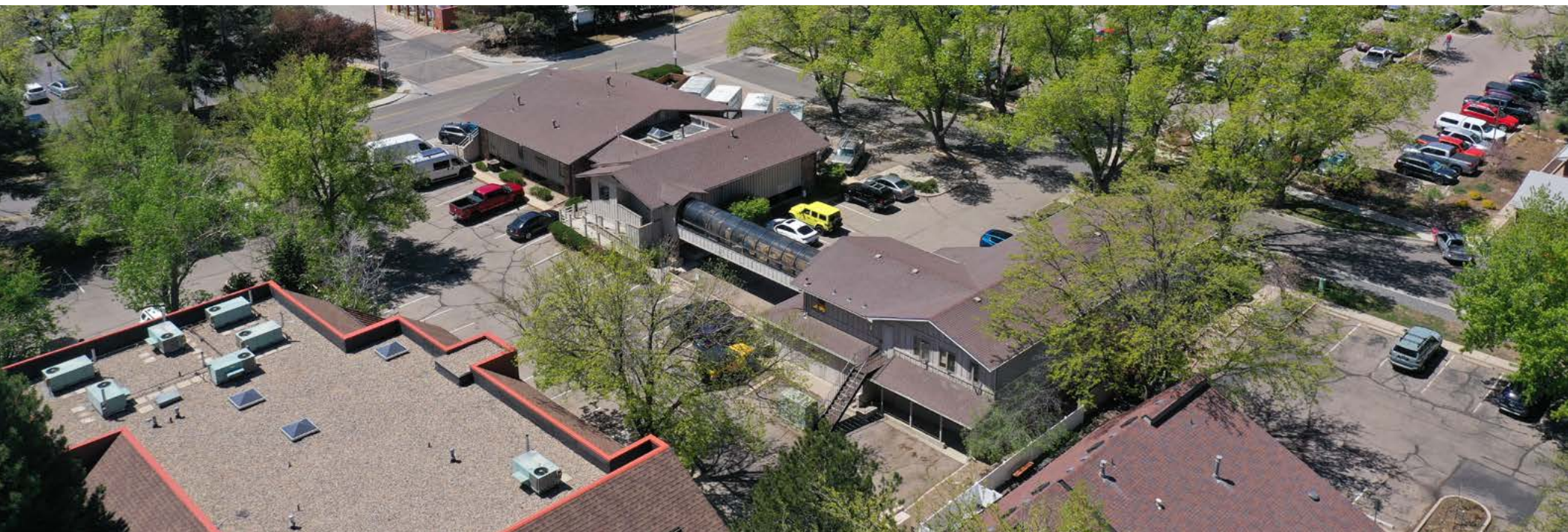
# PROPERTY DESCRIPTION

## Property Overview

Situated at the critical intersection of Luke Street and Doctors Lane, this two-building medical campus is a cornerstone of the Fort Collins medical district. The property consists of two distinct structures creating a unified medical professional environment on a combined 0.55-acre footprint. Its physical presence is defined by its immediate proximity to UCHealth Poudre Valley Hospital in one of the most densely populated medical zones in Northern Colorado.

## SALE INFORMATION

1020 & 1032 Luke – Sale Price: \$2,500,000

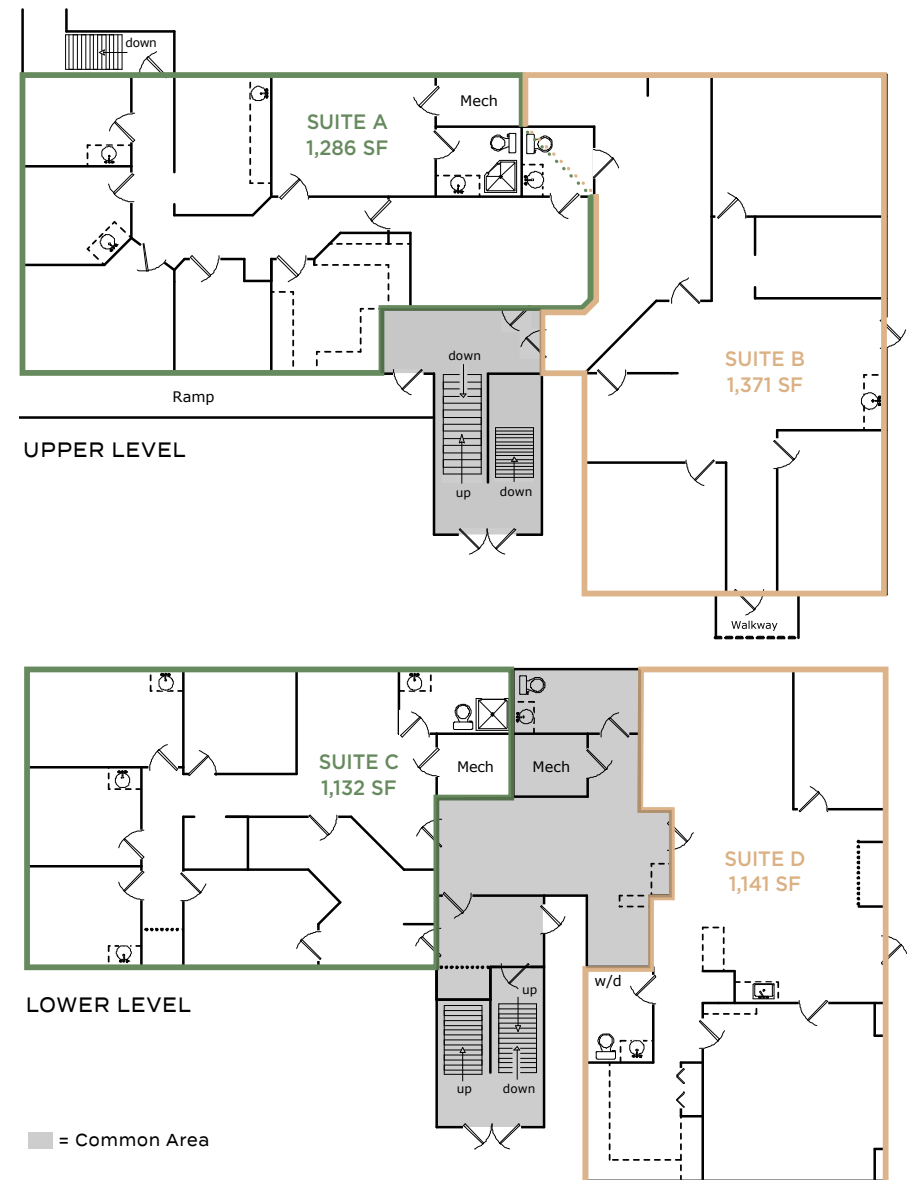


**1020 LUKE ST**

<b>Address</b>	1020 Luke St, Fort Collins, CO 80524
<b>Market/Submarket</b>	Fort Collins
<b>Square Footage</b>	6,052 SF
<b>Lot Size</b>	0.27 AC (11,880 SF)
<b>Year Built</b>	1986
<b>Occupancy</b>	100%

**TENANT OVERVIEW**

UNIT	SIZE	TENANT	LEASE EXPIRATION DATE
A	1,286 SF	Aspen Wellness Center	12/31/2027
B	1,371 SF	Stegner Property Management	6/30/2027
C	1,132 SF	Acupuncture Clinic	6/30/2027
D	1,141 SF	Reptile Center	7/31/2028

**FLOOR PLANS**

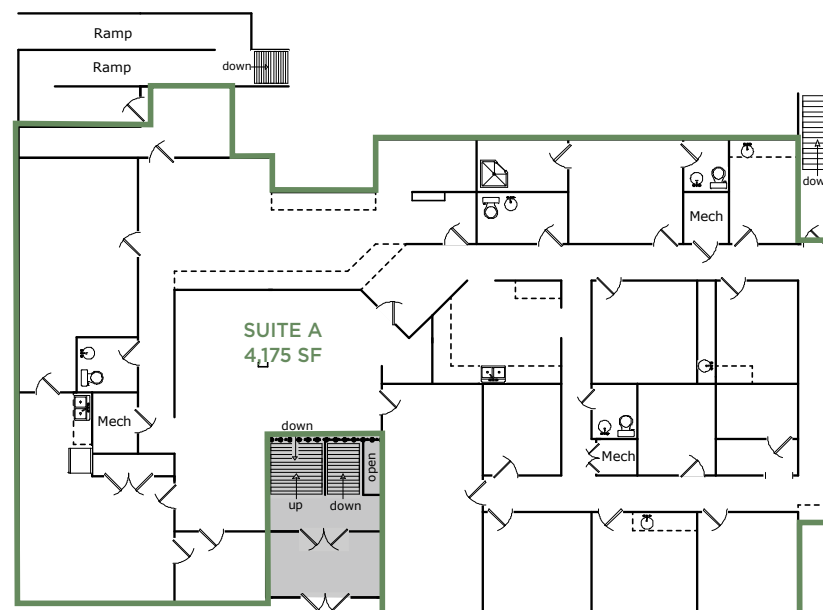
**1032 LUKE ST**

<b>Address</b>	1032 Luke St, Fort Collins, CO 80524
<b>Market/Submarket</b>	Fort Collins
<b>Square Footage</b>	8,644 SF
<b>Lot Size</b>	0.28 AC (12,456 SF)
<b>Year Built</b>	1970
<b>Occupancy</b>	0.00%

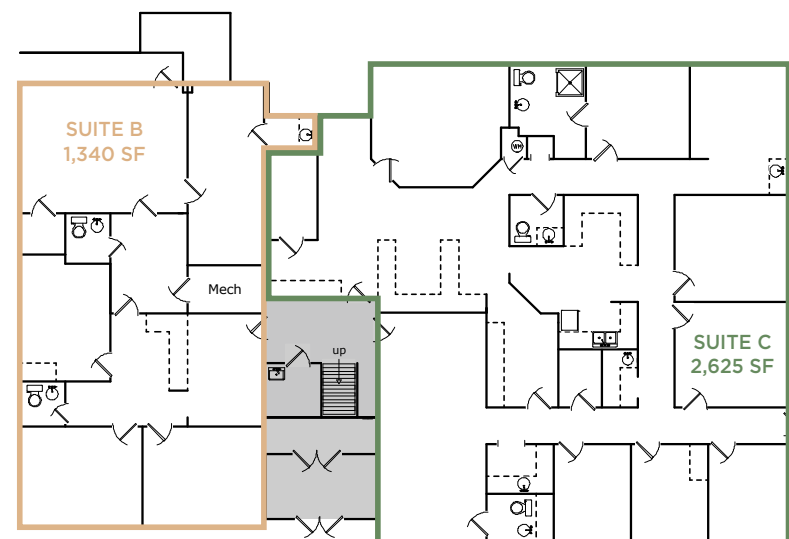
**LEASING INFORMATION**

<b>Available</b>	1,340 – 8,644 SF
<b>NNN Estimate</b>	\$9.50/SF
<b>Lease Rate</b>	\$15.00 - \$16.00/SF NNN

<b>SUITE</b>	<b>RENTABLE SF</b>	<b>LEASE RATE</b>
A	4,175 SF	\$16.00/SF NNN
B	1,340 SF	\$15.00/SF NNN
C	2,625 SF	\$15.00/SF NNN

**FLOOR PLANS**

UPPER LEVEL



■ = Common Area

LOWER LEVEL

## LOCATION OVERVIEW

This strategic location within an established medical corridor provides unparalleled access to a premier regional hospital that serves as a vital healthcare destination for residents across Colorado, Wyoming, and Nebraska. As a prominent fixture within the city's medical district, the property is neighbored by UCHealth Administrative Offices and a dense concentration of specialized clinics, fostering a high-referral environment within a world-class community frequently recognized as one of the best places to live and innovate in the nation. The immediate area benefits from a robust economic profile, featuring a 3-mile radius with an average household income exceeding \$100,000 and a daytime employee population of nearly 60,000, providing a stable and professional patient base.

Connectivity and local convenience further distinguish this location, as it sits just off Lemay Avenue, a primary north-south artery with swift access to E. Mulberry Street (Hwy 14) and the I-25 corridor. This positioning places medical staff and patients within steps of essential retail and dining amenities, including Safeway, Walgreens, Starbucks, and Culver's, facilitating a seamless blend of professional and personal daily tasks. Furthermore, the campus is situated just two miles from the historic core of Old Town Fort Collins and the research-rich environment of Colorado State University, bridging the gap between clinical practice and the city's academic and cultural heart. With an impressive mix of large-scale employers and forward-thinking startups nearby, the region's thriving economy and highly educated workforce provide an unparalleled backdrop for specialized medical providers.

Over the years, Fort Collins has earned a national reputation as a world-class community and is frequently listed as one of the best places to live, run a business, retire, innovate and more. Fort Collins has an impressive mix of large, medium, and small-size employers along with grassroots startups and forward-thinking entrepreneurs.

The region's thriving economy, educated workforce, affordable cost of living, recreational opportunities and the lifestyle it offers are an unparalleled combination.



# MARKET OVERVIEW

	1 Mile	3 Miles	5 Miles
Estimated Population (2025)	8,899	93,391	176,135
Estimated # of Households (2025)	4,113	38,125	72,392
Average Household Income (2025)	\$112,763	100,991	\$113,201
Area Employees (2025)	9,796	73,682	103,987



# Luke Street Portfolio

1020 & 1032 LUKE STREET  
FORT COLLINS, COLORADO

FOR SALE OR LEASE



## INVESTMENT CONTACT

**TJ Antinora**

Vice President

+1 970 402 5170

[tj.antinora@cbre.com](mailto:tj.antinora@cbre.com)

[www.cbre.com/colorado](http://www.cbre.com/colorado)

**CBRE**

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. CPM Luke Street Portfolio\_BRO\_Antinora\_v01\_RB 05/06/2026