

TURNKEY SMOOTHIE OR SMALL RESTAURANT SPACE FOR LEASE



PROPERTY DETAILS

Available Space & Lease Rates:

Suite K/L: 1,150 RSF - \$35.00/SF NNN

Ideal Uses:

- Coffee / Smoothies
- Ice cream/cookie shop
- Sandwich shop
- Other quick service restaurant

RP PLAZA SHOPPING CENTER

LEASE RATE: \$35.00/RSF NNN (est.\$11.31/SF)

- Turnkey, move-in ready smoothie shop or small coffee/restaurant with all equipment in place
- Unique small retail opportunity in Target anchored shopping center
- Great opportunity for high visibility restaurant space with quick accessibility from South College Avenue
- Dedicated parking garage with 144 spaces of free parking on site
- Monument and building signage available
- Ideal for smoothie, ice cream/cookie shop, sandwich or other quick service restaurant - all equipment included!
- Close proximity to CSU and its student base of more than 35,000 students

CO-TENANTS

- Target
- Mulberry Max Liquors
- Wells Fargo



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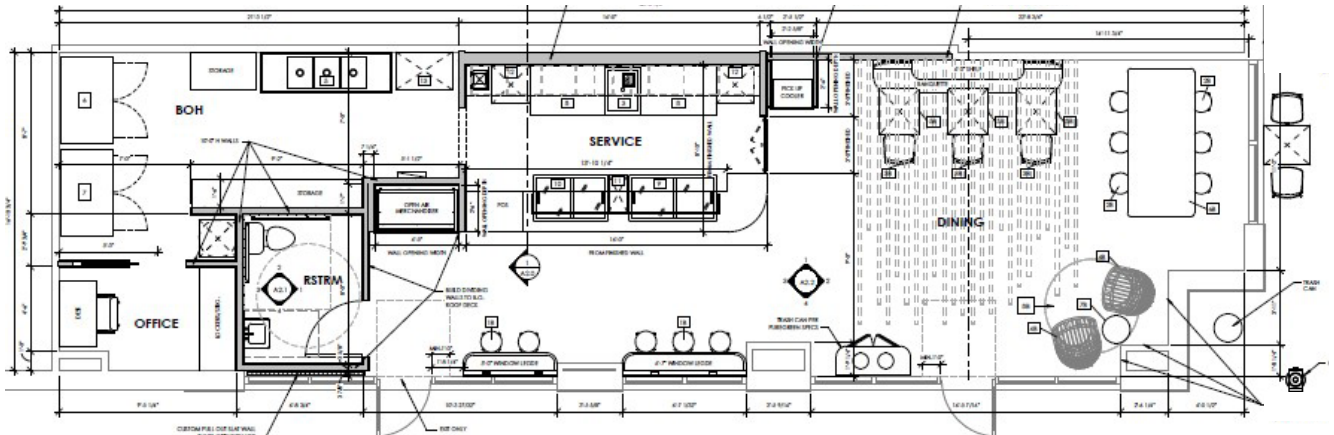
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The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 9/23/2026

RESTAURANT SPACE FOR LEASE

460 S. College Ave., Fort Collins, CO



TURNKEY WITH ALL RESTAURANT EQUIPMENT INCLUDED!



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AVAILABLE SPACE



Digital Monument Sign on US Hwy 287



Monument Sign on Mulberry St.

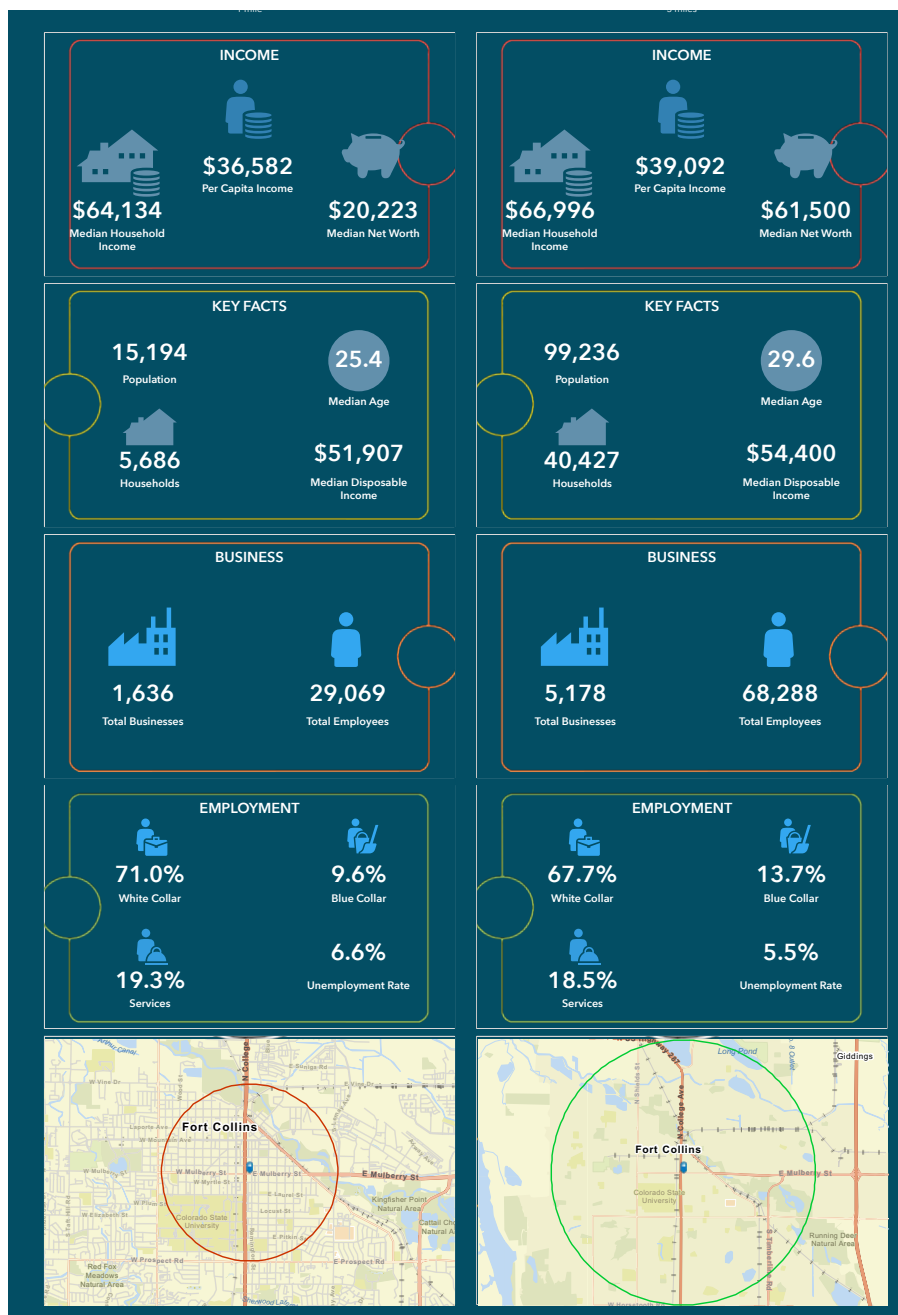


RESTAURANT SPACE FOR LEASE

460 S. College Ave., Fort Collins, CO

Fort Collins is a popular place to live and own a business due to its blend of outdoor recreation opportunities, a vibrant arts and culture scene, a welcoming community, and a strong economy, particularly in the tech and manufacturing sectors. It's also a major college town, with Colorado State University being a major draw for both students and young professionals.

RP Plaza is located a quick 5 minutes from CSU campus, making this one of the closest shopping centers to the entire University community.



Fort Collins - Honors and Awards

- 2024 Top 100 Best Places to Live: [Livability](#) - April 2024
- Climate Action Leader: [scored "A" grade from environmental impact non-profit, CDP](#)
- Silver Level Recognition: [American Heart Association's Workforce Well-being Scorecard](#) - 2022-2023
- Best Place to Live in Northern Colorado Regions: [The Colorado Sun](#) - October 2023
- Best Places to Live in the U.S. in 2023: [Livability](#) - June 2023
- Silver Level Recognition in American Heart Association's 2022 [Workforce Well-being Scorecard](#)
- No. 1 Best Place to Live in Colorado: [Forbes](#) - October 2022
- Certified Healthy Workplace Award: [Healthy Links](#) - 2016-2023
- No. 3 Most Dog-friendly City in U.S.: [Rocket Homes](#) - February 2022

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