

Raintree Village Shopping Center

2561 S. Shields
Fort Collins
Colorado



Beautiful End Cap Retail Space For Lease

Ideally located on the corner of Drake and Shields, Raintree Village Shopping Center offers an outstanding tenant mix, high traffic counts, and retail foot traffic. Anchored by Raintree Athletic Club this shopping center includes a range of health and beauty services as well as restaurants. Perfect shopping center for a liquor

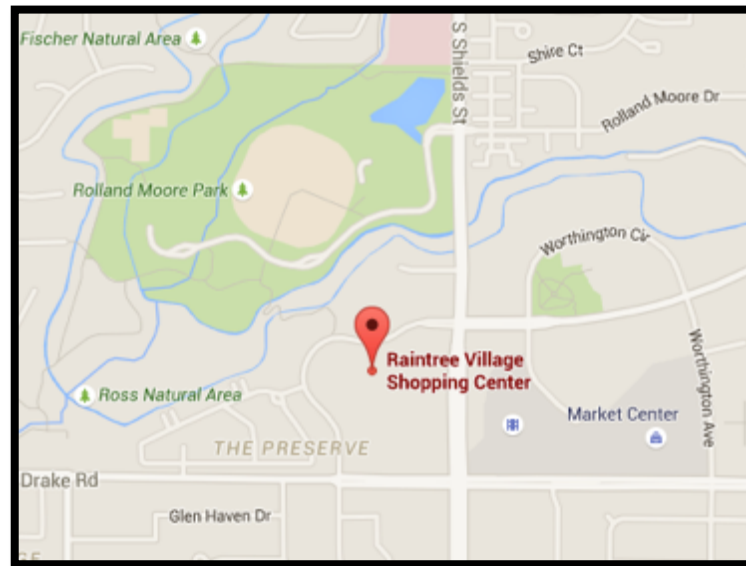
store. This rare end cap space is currently built out as a beauty shop and available for lease.

| Available Space | | | |
|--|--------------|---------------|-------------|
| <u>Unit:</u> | <u>Size:</u> | <u>Price:</u> | <u>NNN:</u> |
| 3-A | 2,346 SF | \$19.50/SF | \$6.06/ SF |
| Triple Net Expenses Estimated at \$6.06/SF | | | |

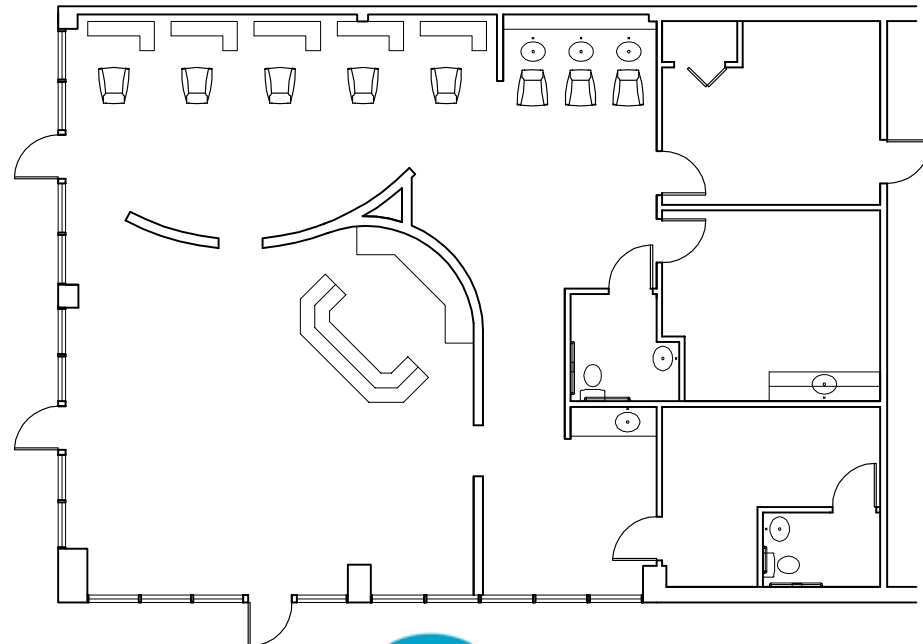
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Location Map



Existing Floor Plan



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