

Offering Summary Gas/C-Store/Restaurant Investment

Price:	\$1,750,000
NOI:	\$138,706
CAP Rate:	7.93%
Occupancy:	100%



Cimarron Plaza

1113 W Drake Road | Fort Collins | Colorado

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Offering Highlights - Gas/C-Store/Restaurant Investment

➤➤ 1113 W Drake Road | Fort Collins CO

Property Information

City: Fort Collins
County: Larimer
Building Size: 6,634 SF
Site Size: 0.840 Acres (36,590 SF)
Tenants: Western Convenience
 Mt. Everest Café
Occupancy: 100%

The Offering

Sales Price: \$1,750,000 (\$263.79/SF)
CAP Rate: 7.93%
NOI: \$138,706

- 100% Occupied Two Tenant Restaurant and Gas Station/Convenience Store
- Excellent location on the NWC of S. Shields Street & Davidson Drive, one block south of W Drake Road, 10 minutes south of downtown Fort Collins
- Close proximity to Colorado State University (CSU), less than 2 miles
- Strong tenants with long term leases
- Ample parking

Demographics

Population	1 Mile	3 Miles	5 Miles
2021 Projection	16,625	119,131	182,546
2016 Estimate	15,254	109,742	167,523
Median Age	31.0	30.7	32.1
Households	1 Mile	3 Miles	5 Miles
2021 Projection	7,364	50,243	74,245
2016 Estimate	6,749	46,121	67,971
Average HH Size	2.2	2.2	2.4
Household Income	1 Mile	3 Miles	5 Miles
2016 Average Income	\$51,877	\$62,129	\$69,773
2014 Median Income	\$40,144	\$44,658	\$51,197

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