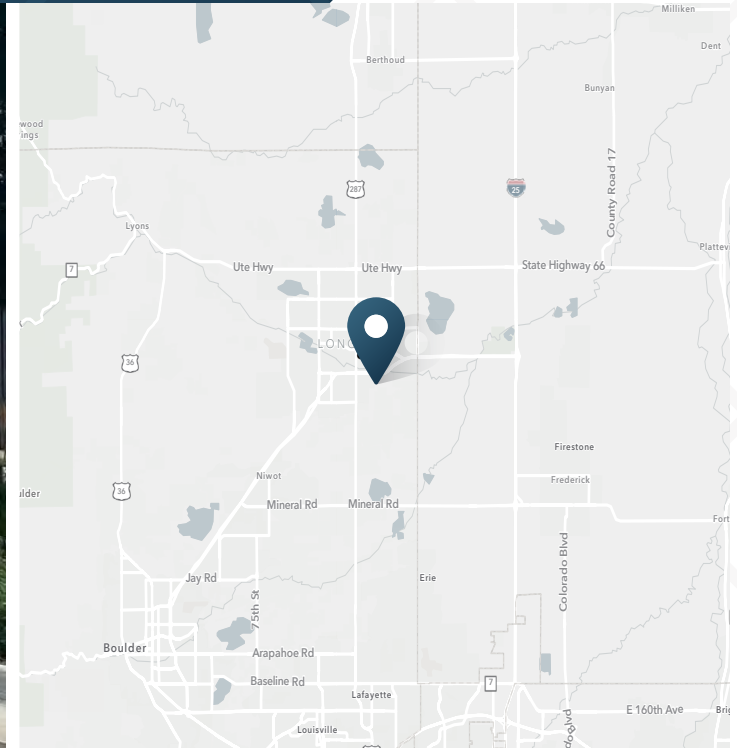


Vacant Units For Lease or Lease to Own

110 Emery St | Longmont, CO 80501



FOR SALE

BUILDING

±18,500 SF

AVAILABLE

UNIT B1 & B2: 1,750 SF

**Can be combined for a total of 3,510 SF*

LEASE RATE

\$25.00 - 27.00 SF

NNN 2025

\$8.80/SF

PURCHASE PRICE

\$300/SF

ABOUT THE PROPERTY

- Lease to own condo units with +/- February 2028 closing
- Just 1 block south of Longmont's Historic Downtown District
- Walkable between Wibby Brewing and the future Granary Food Hall
- Existing onsite residential with +/- 314 apartments, 20 Town Homes and +/-254 proposed in the final phase

TRAFFIC COUNTS

S Main St

28,500 VPD

Year: 2024 | Source: Esri

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	11,676	85,247	109,594
Daytime Population	16,731	80,365	97,669
Avg. Household Income	\$98,728	\$123,335	\$131,008
Estimated Households	5,063	34,631	44,249

Year: 2024 | Source: Esri

CONTACT

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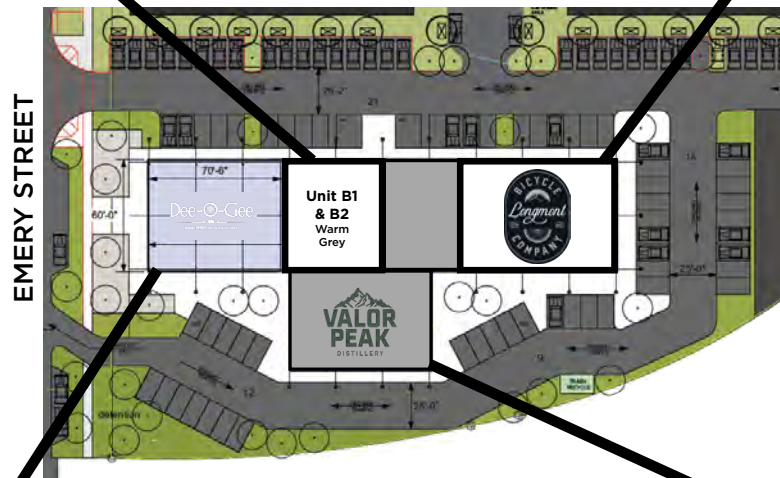


UNITS

Vacant Unit B1 & B2: 3,510 SF gray shell with high ceilings, can be split



Unit F Coming Soon: Longmont Bicycle Company



Unit A: 4,230 SF Occupied Dee-o-Gee

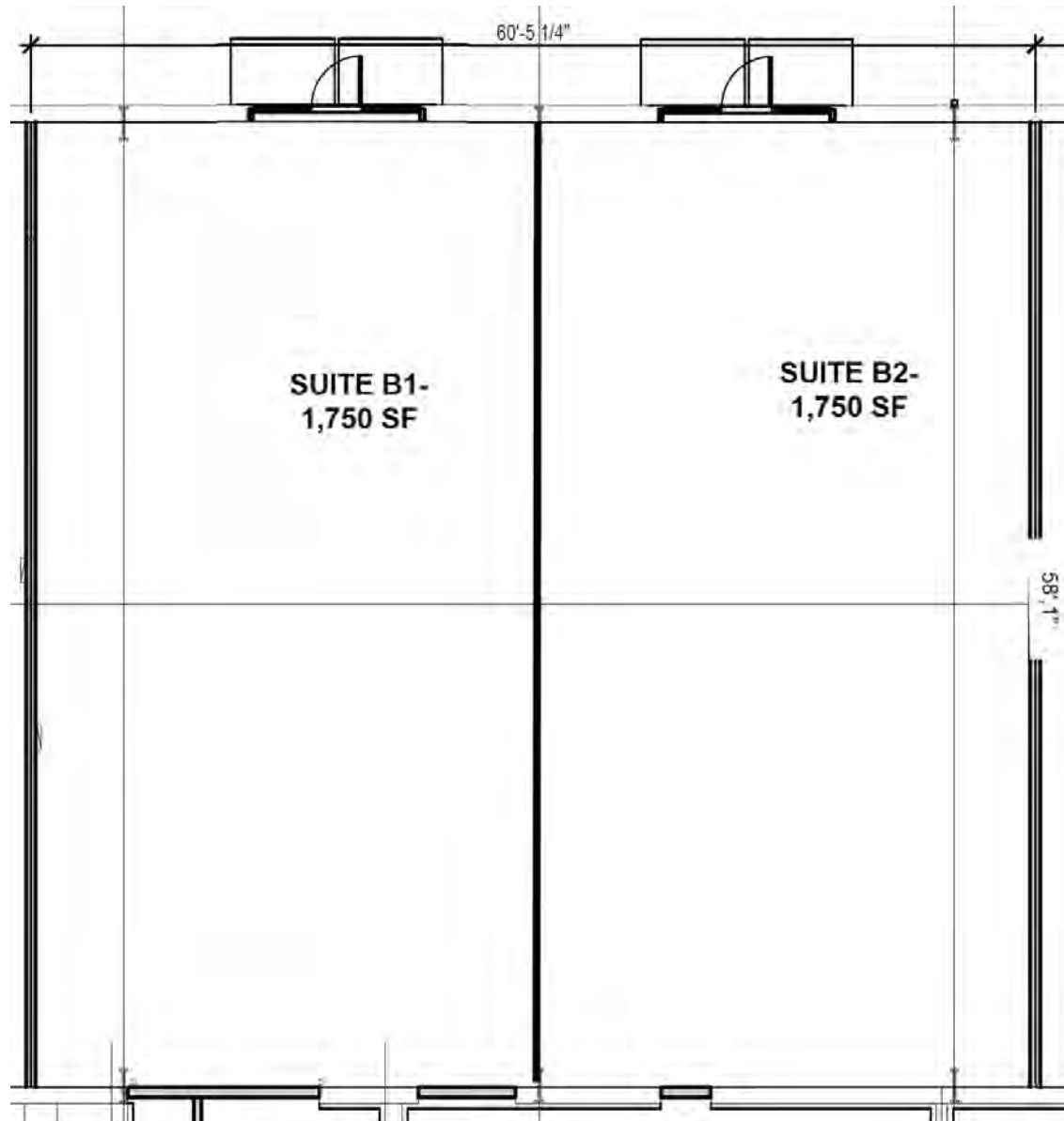


Unit C: 6,418 SF Occupied Valor Peak Distillery



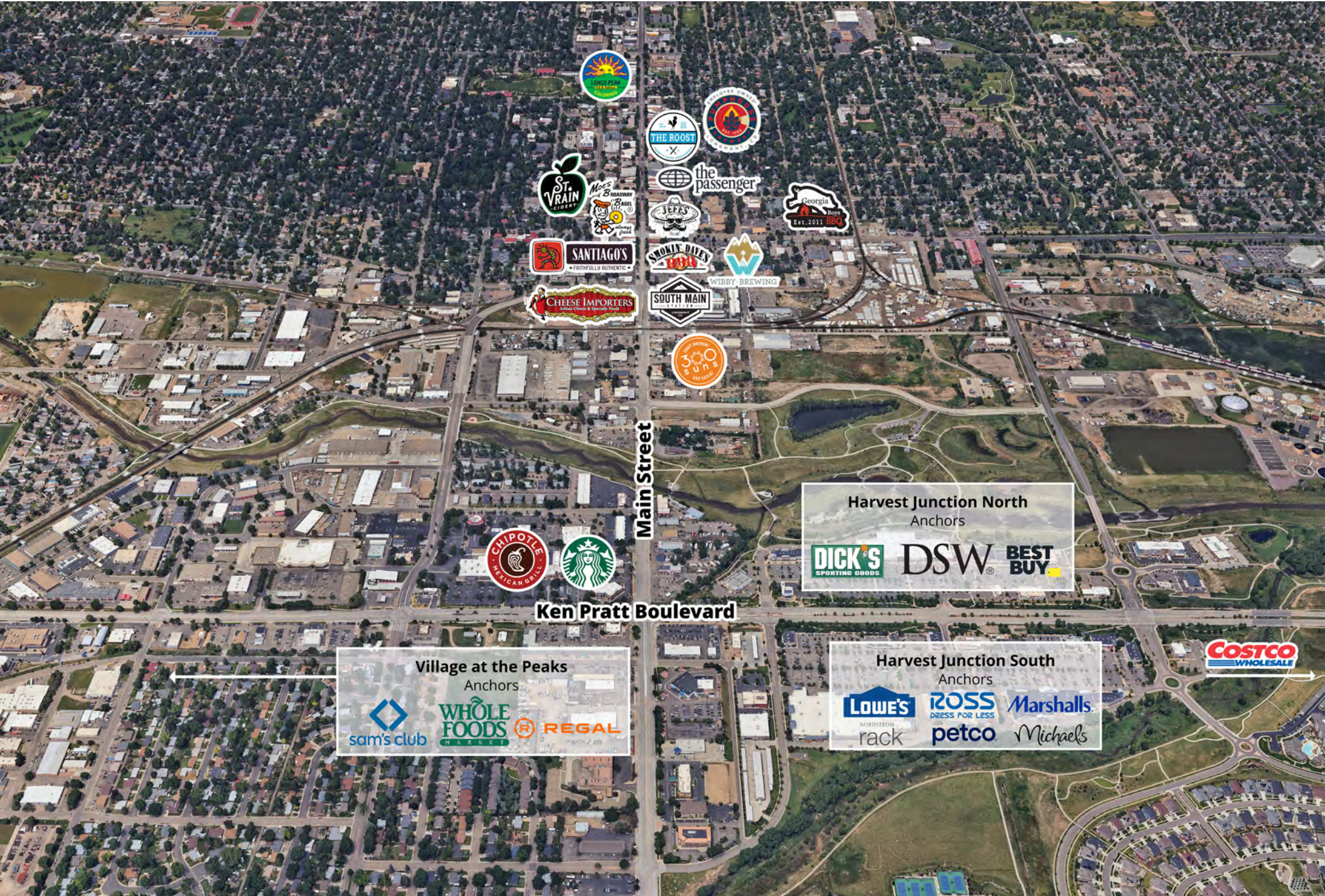
Vacant Units For Lease or Lease Own

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Main Street

Harvest Junction North
Anchors

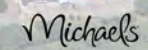


Ken Pratt Boulevard

Village at the Peaks
Anchors

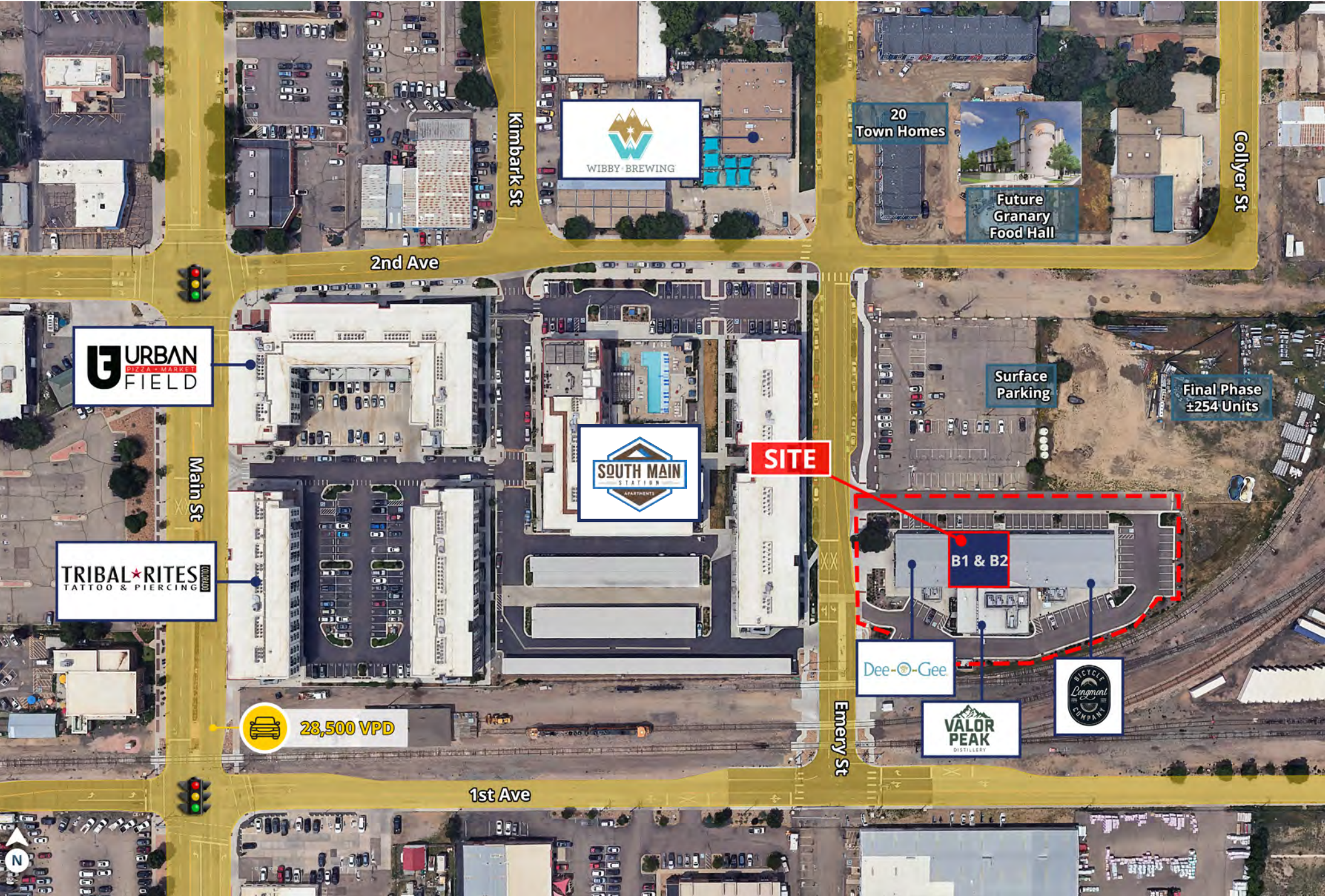


Harvest Junction South
Anchors



Vacant Units For Lease or Lease to Own

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20 Town Homes

Future Granary
Food Hall

Emery Street

2nd Avenue

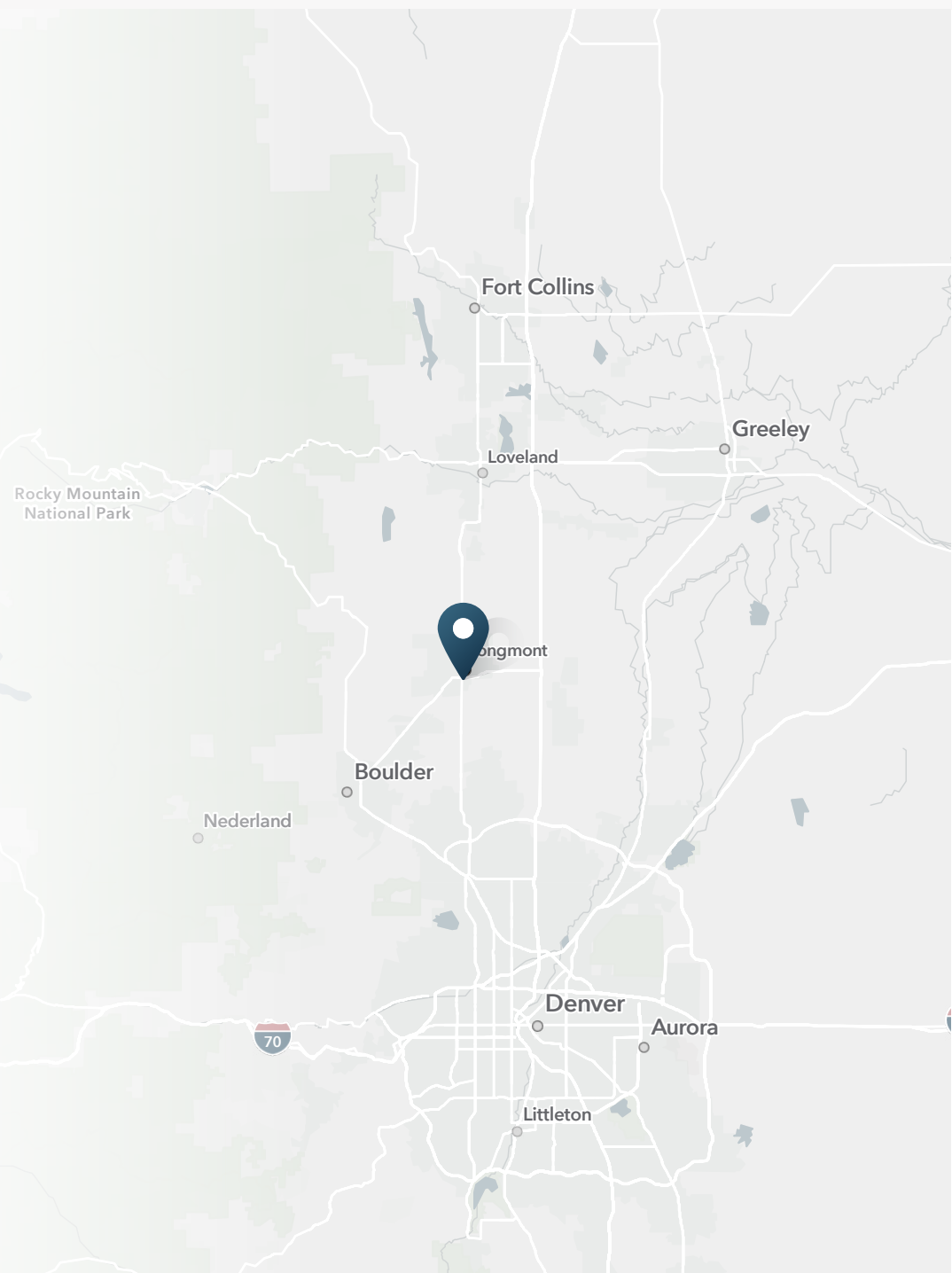
Vacant Units For Lease or Lease to Own

110 Emery St | Longmont, CO 80501



DEMOGRAPHIC HIGHLIGHTS

Population	1 Mile	3 Miles	5 Miles
2024 Estimated Population	11,676	85,247	109,594
2029 Projected Population	12,411	87,383	112,801
Projected Annual Growth 2024 to 2029	1.23%	0.50%	0.58%
Daytime Population			
2024 Daytime Population	16,731	80,365	97,669
Workers	11,328	41,880	48,359
Residents	5,403	38,485	49,310
Income			
2024 Est. Average Household Income	\$98,728	\$123,335	\$131,008
2024 Est. Median Household Income	\$75,752	\$93,422	\$98,064
Households & Growth			
2024 Estimated Households	5,063	34,631	44,249
2029 Projected Households	5,476	36,166	46,367
Projected Annual Growth 2024 to 2029	1.58%	0.87%	0.94%
Race & Ethnicity			
2024 Est. White	66%	70%	71%
2024 Est. Black or African American	1%	1%	1%
2024 Est. Asian or Pacific Islander	2%	3%	4%
2024 Est. American Indian or Native Alaskan	2%	1%	1%
2024 Est. Other Races	29%	25%	23%
2024 Est. Hispanic	33%	27%	24%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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