

# Downtown Retail for Lease 124 2nd Ave, Niwot, CO

Summit Commercial Brokers  
541 Main St, Suite B  
Longmont, CO 80501  
303.954.9161  
[summitcommercial.net](http://summitcommercial.net)



**Rachel Austefjord**  
Partner | Broker  
408.427.4757  
[rachel@summitcommercial.net](mailto:rachel@summitcommercial.net)

**Jim Ditzel, CCIM**  
Managing Partner  
303.931.7341  
[jim@summitcommercial.net](mailto:jim@summitcommercial.net)

## Historic Downtown Niwot Retail for Lease

Located in the heart of Downtown Niwot, this 1,500 SF retail space at 124 2nd Avenue is offered at \$2,800/month gross plus utilities and sits within a historic building originally constructed in 1921 as Niwot's blacksmith shop. The space features excellent retail frontage, skylights, and classic brick charm that reflects the character of early-1900s Niwot, while benefiting from thoughtful updates over the years. Positioned just off the Diagonal Highway (CO-119), the location enjoys strong visibility, steady traffic, and walkable access to coffee shops, restaurants, parks, trails, and community events that consistently draw locals and visitors alike. With ample on-street parking and year-round foot traffic boosted by Niwot's popular holiday celebrations, this is a standout opportunity for a retail or service-oriented user seeking charm, visibility, and community connection.

**Call us for more information and to set up a tour!**

# Downtown Retail for Lease 124 2nd Ave, Niwot, CO



**SUMMIT**  
COMMERCIAL BROKERS

**Rachel Austefjord**  
Partner | Broker  
408.427.4757  
rachel@summitcommercial.net

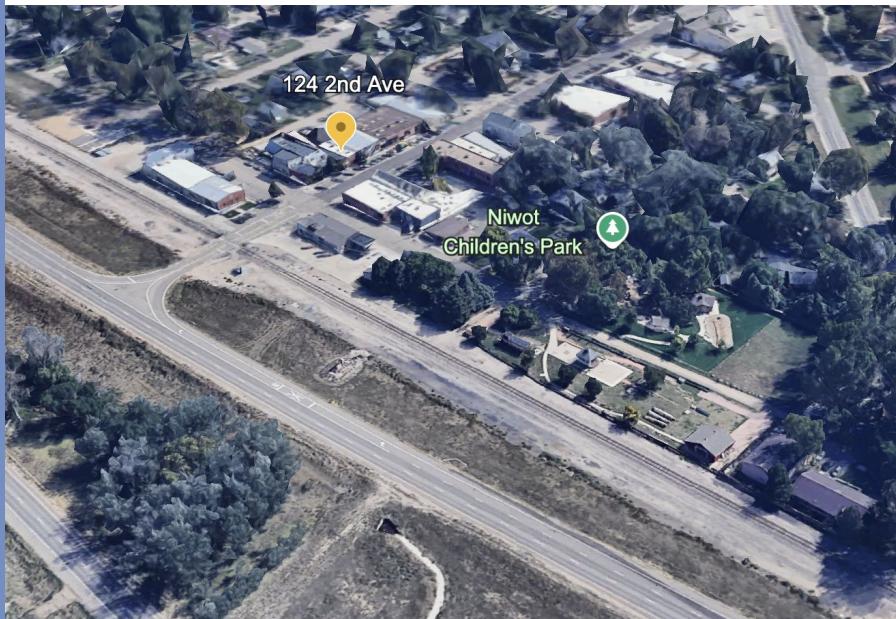
**Jim Ditzel, CCIM**  
Managing Partner  
303.931.7341  
jim@summitcommercial.net

**Summit Commercial Brokers**  
541 Main St, Suite B  
Longmont, CO 80501  
303.954.9161  
summitcommercial.net

|                  |                        |
|------------------|------------------------|
| Size             | 1,500 sf               |
| GROSS Lease Rate | \$2,800/mo + Utilities |
| Available        | May 1, 2026            |

## Property Highlights:

- ±1,500 SF primarily wide-open retail space with a dedicated back room
- Excellent retail frontage in **Downtown Niwot**
- Abundant natural light with multiple skylights
- Exposed brick walls and wood flooring throughout
- Rear parking plus ample on-street parking nearby
- Located in a historic 1921 building with authentic character and charm
- Walkable to restaurants, coffee shops, parks, trails, and community events
- Located just off CO 119 (Diagonal Highway) between Boulder & Longmont
- **Rock & Rails** (summertime Thursday night concerts at Whistlestop Park) bring hundreds to Downtown Niwot weekly in the Summertime!



All information provided is deemed reliable, but is not guaranteed and should be independently verified