

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

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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!

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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!

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