

Mountain View Fire Rescue



OFFERING MEMORANDUM

3561 Stagecoach Rd
Longmont, CO 80405



Mountain View Fire Rescue

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01 Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

ADDRESS	3561 Stagecoach Rd Longmont CO 80405
CO	Weld
MARKET	Denver
SUBMARKET	Weld County
BUILDING SF	11,214 SF
LAND ACRES	1.4
YEAR BUILT	1999
APN	131310101001

FINANCIAL SUMMARY

PRICE	Undisclosed
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
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2023 Population	2,337	23,823	54,775
2023 Median HH Income	\$87,944	\$111,735	\$106,466
2023 Average HH Income	\$107,486	\$138,506	\$135,936

Prominent Location with High Visibility

- Discover the potential of this prime office property located at 3561 Stagecoach Rd! With a strategic location and high visibility, this investment opportunity provides a variety of potential uses for investors and owner occupants.

Longmont, Colorado

- Longmont, Colorado, nestled in Boulder County against the stunning backdrop of the Rocky Mountains, offers an enticing prospect for commercial real estate investors.

Diverse Economy: Longmont's economy spans advanced technology, aerospace, bioscience, and manufacturing, fostering stability and growth potential.

Strategic Location: Positioned between Denver and Boulder, Longmont enjoys access to a large market while maintaining its community charm.

Tech Hub: The city's burgeoning tech scene, with notable companies like Google and Seagate Technology, attracts businesses and talent alike.

Quality of Life: Longmont consistently ranks among the top places to live in the U.S., boasting scenic beauty, outdoor activities, excellent schools, and cultural offerings.

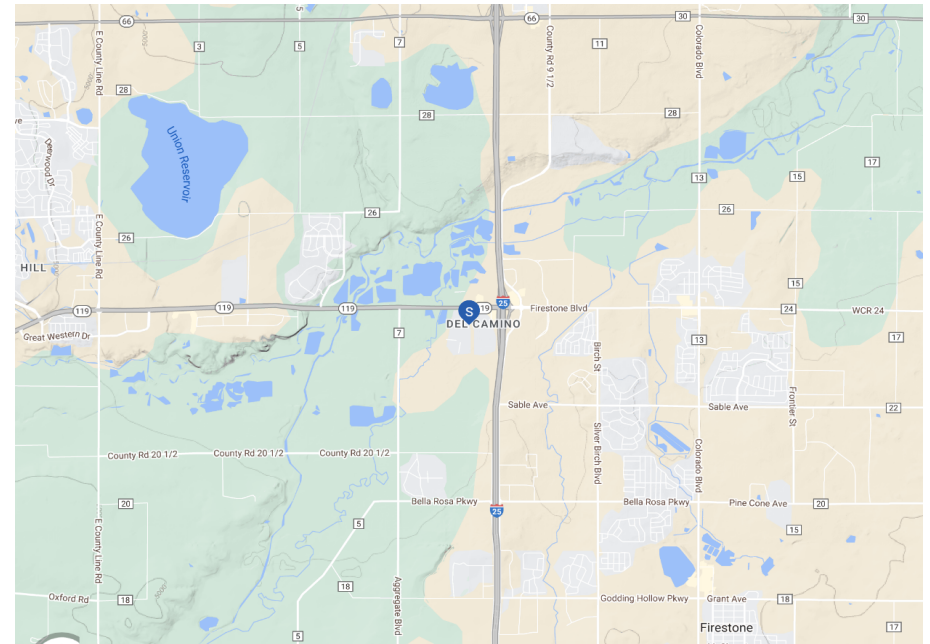
Infrastructure Investment: Continued investment in transportation, utilities, and public amenities supports sustainable growth and enhances the city's appeal.

Development Opportunities: Longmont offers diverse development prospects across office, retail, industrial, and mixed-use properties, with available land and favorable zoning.

Business Support: Longmont's business-friendly environment provides resources for startups, entrepreneurs, and established companies, fostering innovation and growth.

Resilient Market: The city's real estate market demonstrates resilience, with steady appreciation and strong demand for commercial space, promising long-term value for investors.

Locator Map





02

Property Description

Property Features

Aerial Map

Floor 1 Space Plan

Floor 2 Space Plan

Property Images

PROPERTY FEATURES

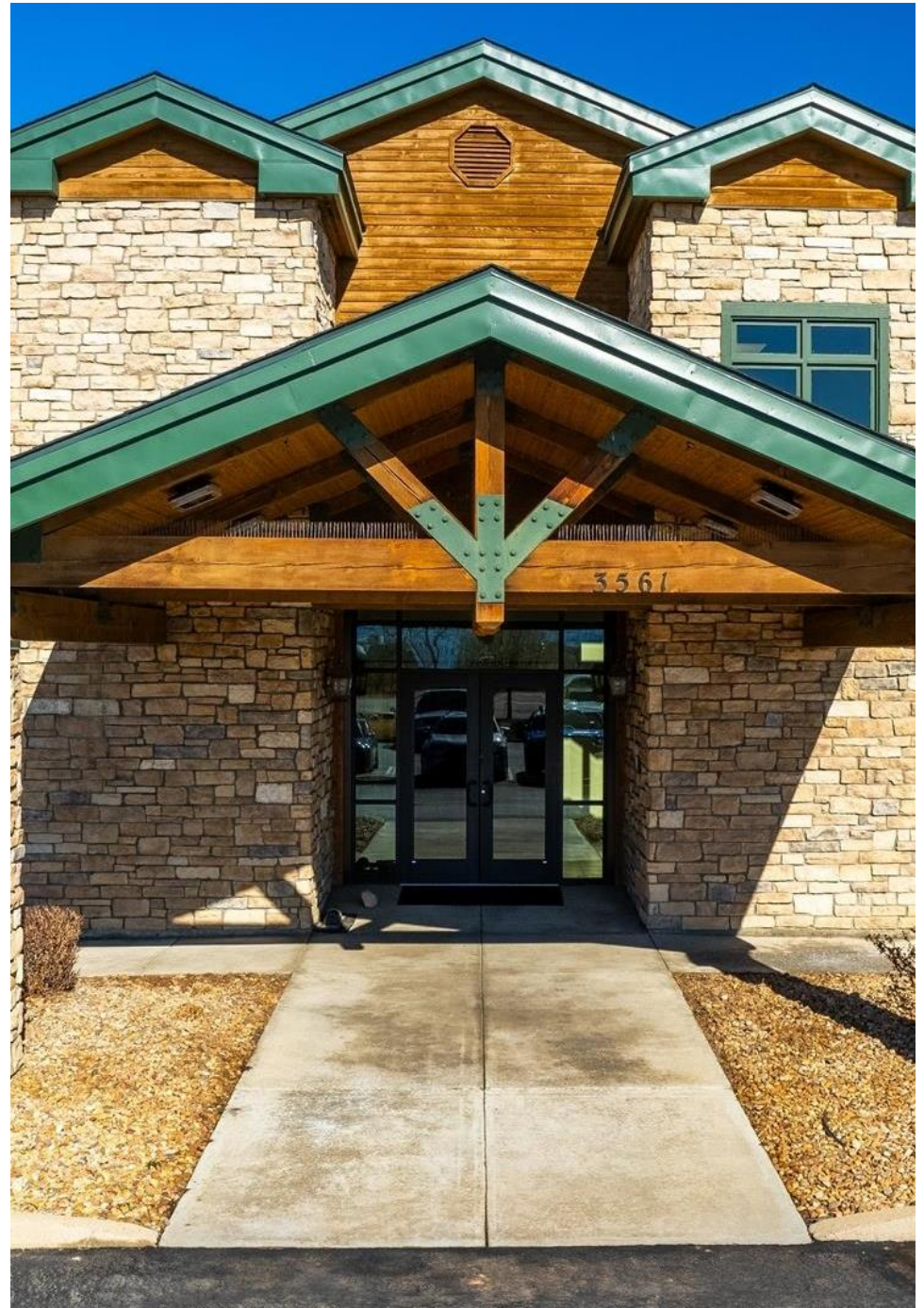
BUILDING SF	11,214
LAND ACRES	1.4
YEAR BUILT	1999
ZONING TYPE	PUD
BUILDING CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	43
TYPICAL FLOOR SF	5,607
TRAFFIC COUNTS	43,044 Vehicles Per Day
ADA COMPLIANT	ADA Compliant
ELEVATOR	1 Passenger Elevator
SIGNAGE	Monument Signage

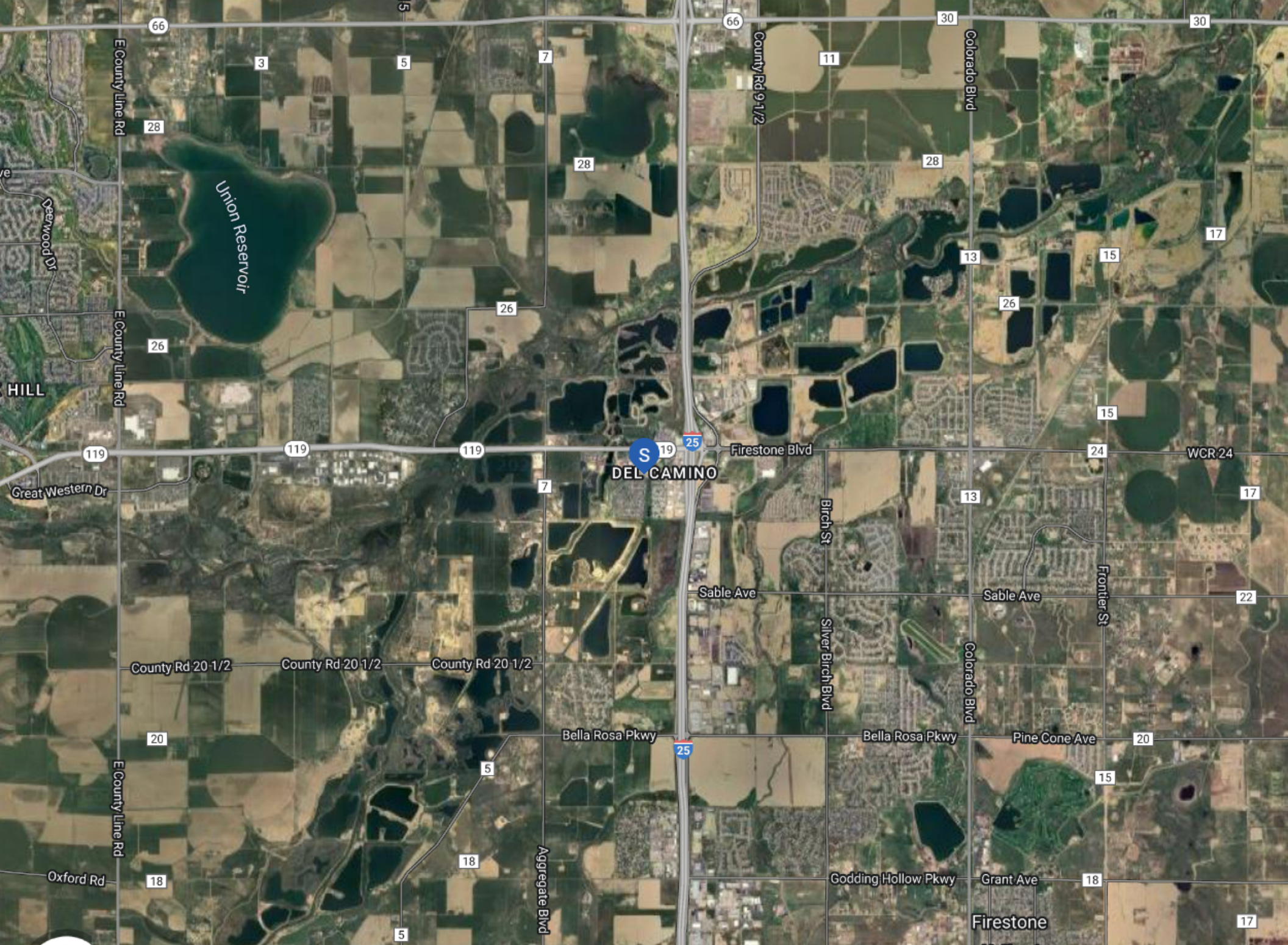
MECHANICAL

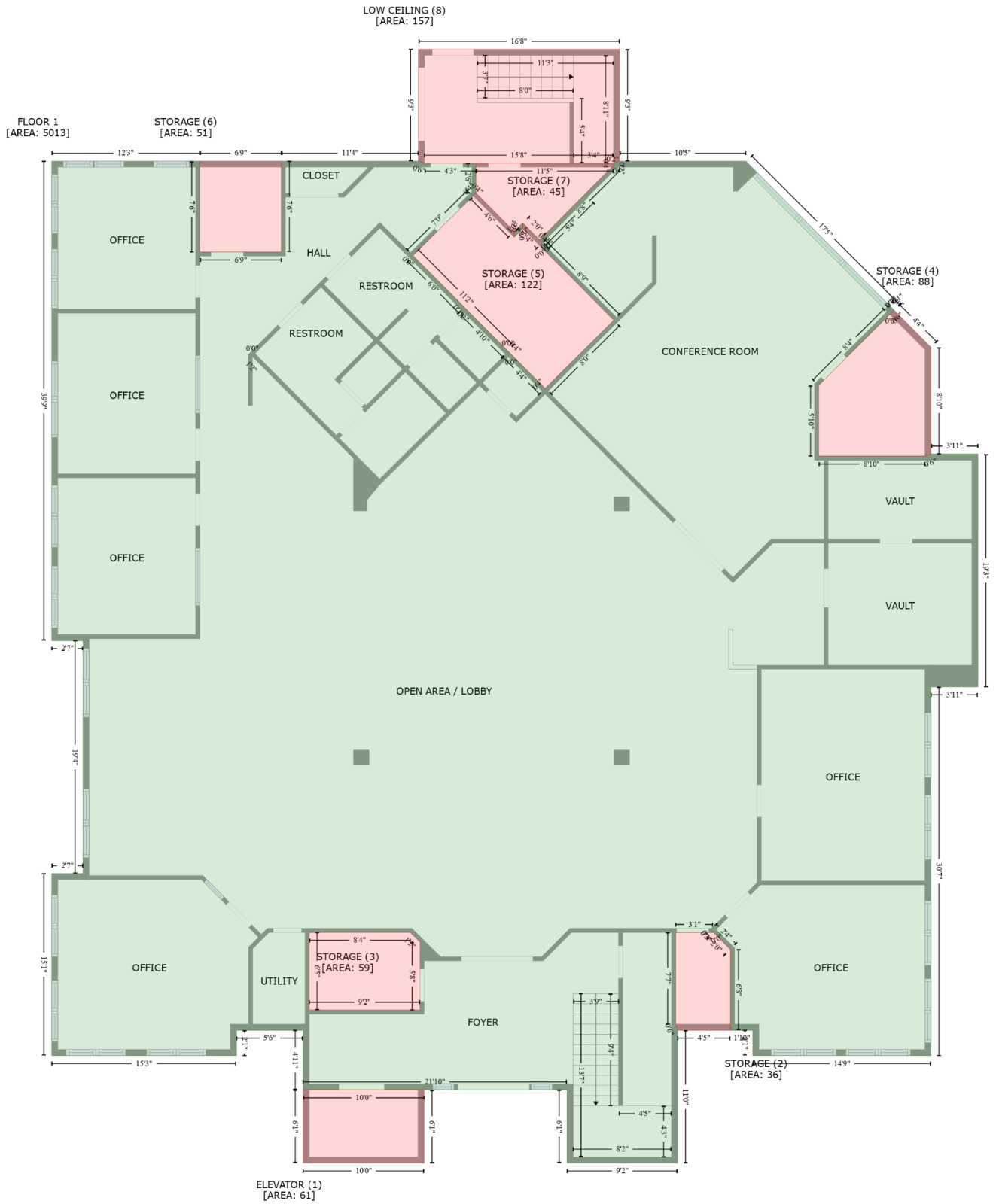
HVAC	Central HVAC
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CONSTRUCTION

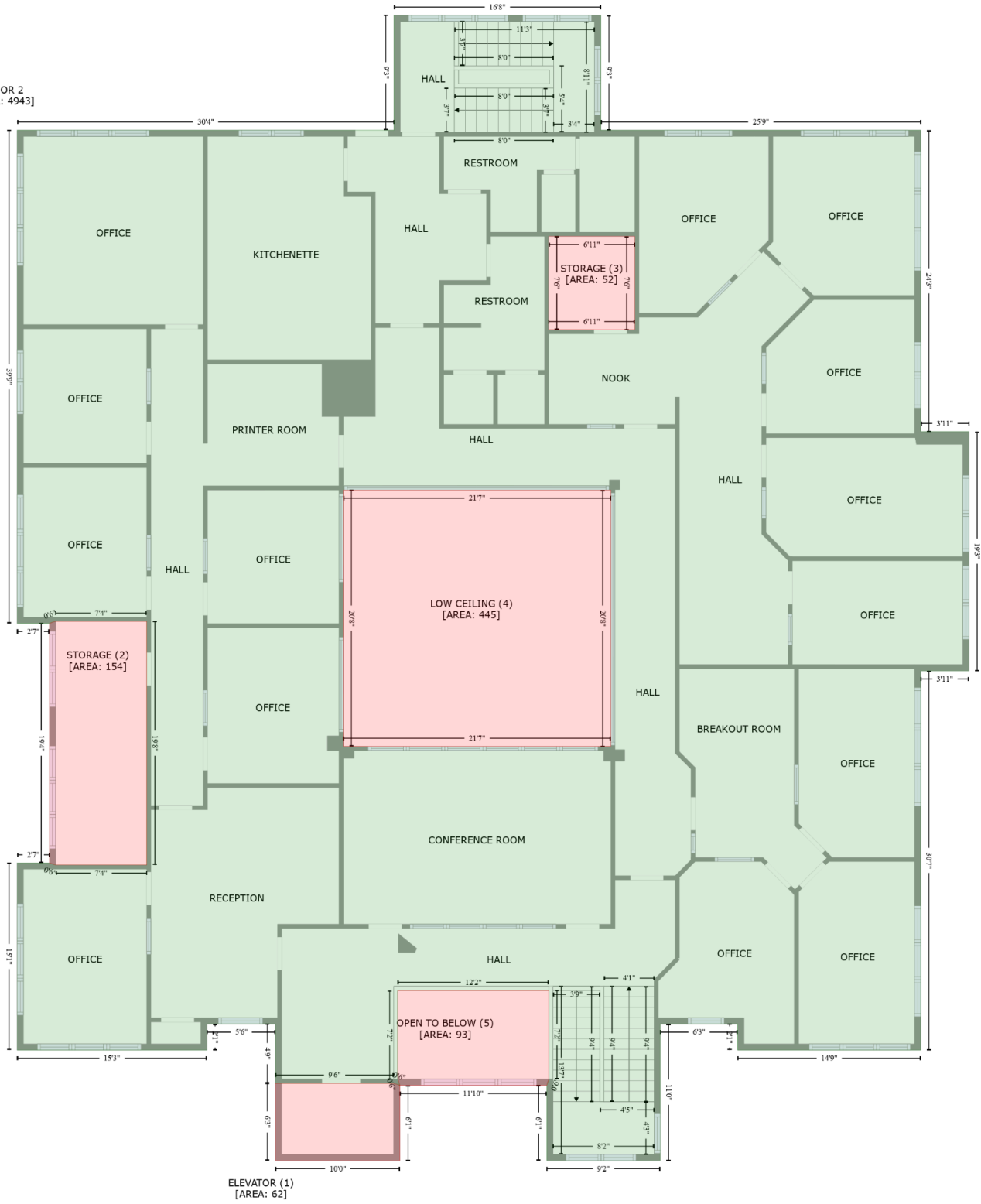
FOUNDATION	Slab on Grade
PARKING SURFACE	Asphalt
ROOF	Composite Shingle







FLOOR 2
[AREA: 4943]





Seventeen Private Offices



Two Conference Rooms



Open Atrium



Large Boardroom

03 Demographics

Demographics

Demographic Charts

03

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	804	2,924	13,860
2010 Population	1,742	13,904	33,662
2023 Population	2,337	23,823	54,775
2028 Population	2,296	24,342	59,628
2023 African American	28	200	452
2023 American Indian	21	235	528
2023 Asian	48	548	1,618
2023 Hispanic	872	5,173	11,385
2023 Other Race	294	1,726	3,827
2023 White	1,445	17,897	41,297
2023 Multiracial	501	3,193	7,000
2023-2028: Population: Growth Rate	-1.75 %	2.15 %	8.55 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	76	239	727
\$15,000-\$24,999	38	182	474
\$25,000-\$34,999	35	222	681
\$35,000-\$49,999	91	463	1,222
\$50,000-\$74,999	170	1,033	2,653
\$75,000-\$99,999	115	1,138	3,009
\$100,000-\$149,999	234	2,157	4,756
\$150,000-\$199,999	122	1,463	3,049
\$200,000 or greater	73	1,109	2,823
Median HH Income	\$87,944	\$111,735	\$106,466
Average HH Income	\$107,486	\$138,506	\$135,936

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	316	1,106	4,998
2010 Total Households	681	4,554	11,632
2023 Total Households	953	8,006	19,394
2028 Total Households	948	8,304	21,481
2023 Average Household Size	2.45	2.97	2.82
2000 Owner Occupied Housing	267	904	4,059
2000 Renter Occupied Housing	37	119	705
2023 Owner Occupied Housing	706	6,622	15,839
2023 Renter Occupied Housing	247	1,384	3,555
2023 Vacant Housing	95	260	820
2023 Total Housing	1,048	8,266	20,214
2028 Owner Occupied Housing	721	6,890	17,463
2028 Renter Occupied Housing	227	1,414	4,017
2028 Vacant Housing	101	216	734
2028 Total Housing	1,049	8,520	22,215
2023-2028: Households: Growth Rate	-0.55 %	3.65 %	10.35 %

Source: esri

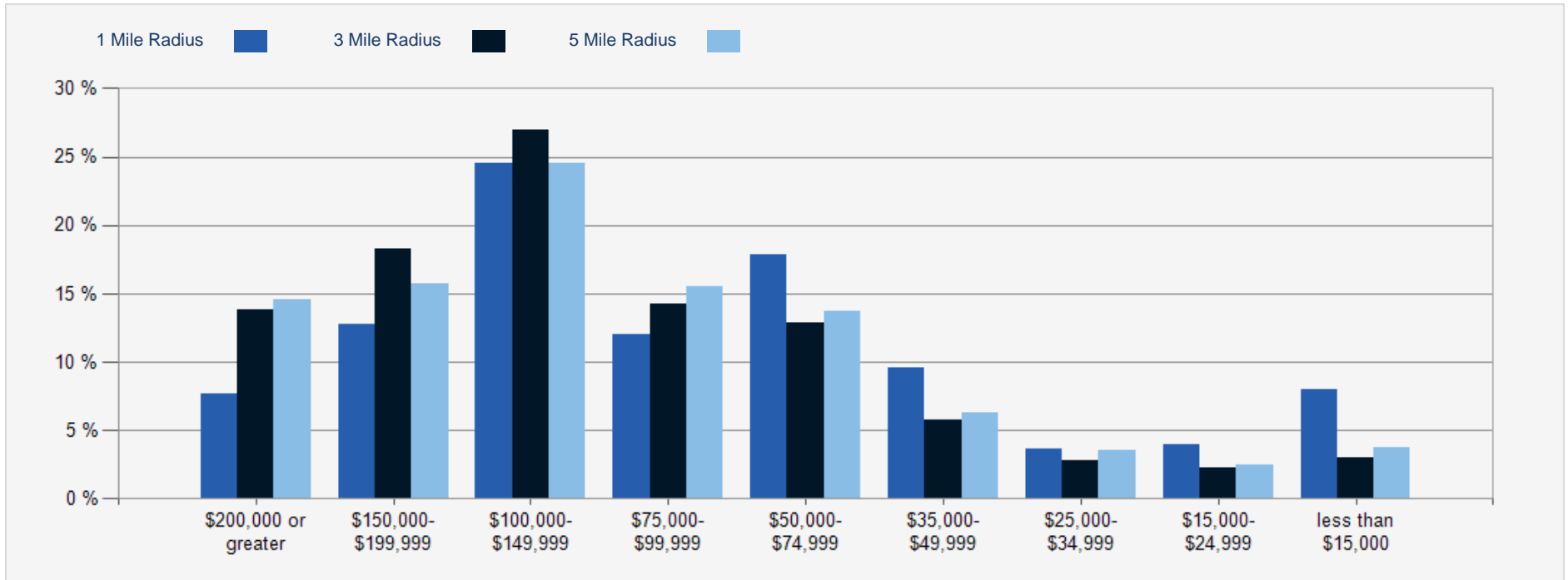
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	194	1,486	3,309
2023 Population Age 35-39	261	1,988	4,133
2023 Population Age 40-44	181	1,992	4,356
2023 Population Age 45-49	122	1,694	3,818
2023 Population Age 50-54	111	1,459	3,608
2023 Population Age 55-59	105	1,319	3,356
2023 Population Age 60-64	101	1,194	3,096
2023 Population Age 65-69	91	1,060	2,733
2023 Population Age 70-74	74	811	2,124
2023 Population Age 75-79	39	413	1,248
2023 Population Age 80-84	25	204	662
2023 Population Age 85+	15	128	433
2023 Population Age 18+	1,637	16,663	39,896
2023 Median Age	34	36	38

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$93,670	\$106,042	\$103,386
Average Household Income 25-34	\$102,177	\$125,651	\$125,852
Median Household Income 35-44	\$101,442	\$125,346	\$123,871
Average Household Income 35-44	\$117,818	\$151,540	\$153,708
Median Household Income 45-54	\$102,791	\$128,290	\$123,478
Average Household Income 45-54	\$126,633	\$157,088	\$156,170
Median Household Income 55-64	\$91,472	\$114,921	\$108,250
Average Household Income 55-64	\$113,263	\$149,999	\$144,425
Median Household Income 65-74	\$62,393	\$91,260	\$84,962
Average Household Income 65-74	\$94,883	\$115,967	\$112,646
Average Household Income 75+	\$70,870	\$77,895	\$81,801

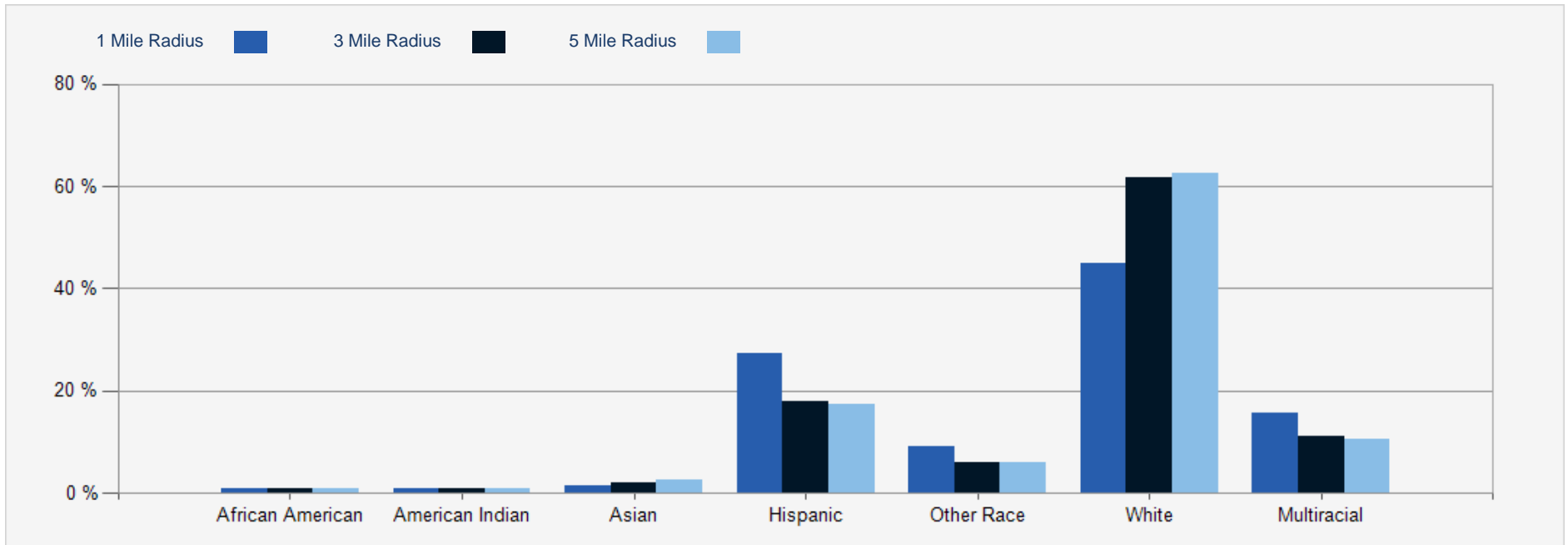
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	213	1,887	4,444
2028 Population Age 35-39	265	1,923	4,450
2028 Population Age 40-44	177	1,937	4,397
2028 Population Age 45-49	117	1,726	4,188
2028 Population Age 50-54	99	1,416	3,583
2028 Population Age 55-59	91	1,247	3,441
2028 Population Age 60-64	89	1,079	3,147
2028 Population Age 65-69	82	1,029	2,987
2028 Population Age 70-74	69	863	2,543
2028 Population Age 75-79	45	559	1,788
2028 Population Age 80-84	29	295	1,043
2028 Population Age 85+	17	168	661
2028 Population Age 18+	1,600	17,047	43,933
2028 Median Age	33	35	38

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$103,806	\$114,772	\$112,688
Average Household Income 25-34	\$117,154	\$142,072	\$143,996
Median Household Income 35-44	\$109,040	\$138,695	\$138,688
Average Household Income 35-44	\$134,539	\$170,269	\$174,146
Median Household Income 45-54	\$115,571	\$148,314	\$141,260
Average Household Income 45-54	\$146,000	\$179,191	\$178,579
Median Household Income 55-64	\$113,623	\$137,805	\$126,491
Average Household Income 55-64	\$136,359	\$175,313	\$169,171
Median Household Income 65-74	\$79,508	\$105,109	\$100,817
Average Household Income 65-74	\$117,570	\$139,181	\$135,813
Average Household Income 75+	\$87,541	\$95,026	\$99,516

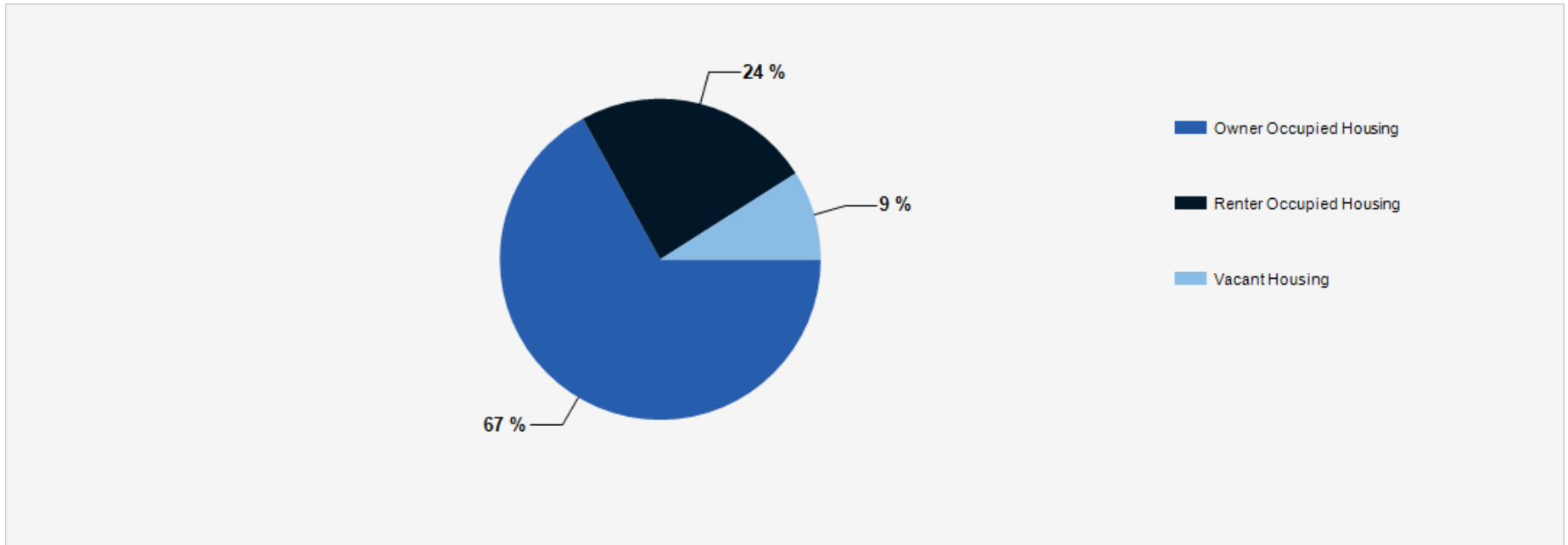
2023 Household Income



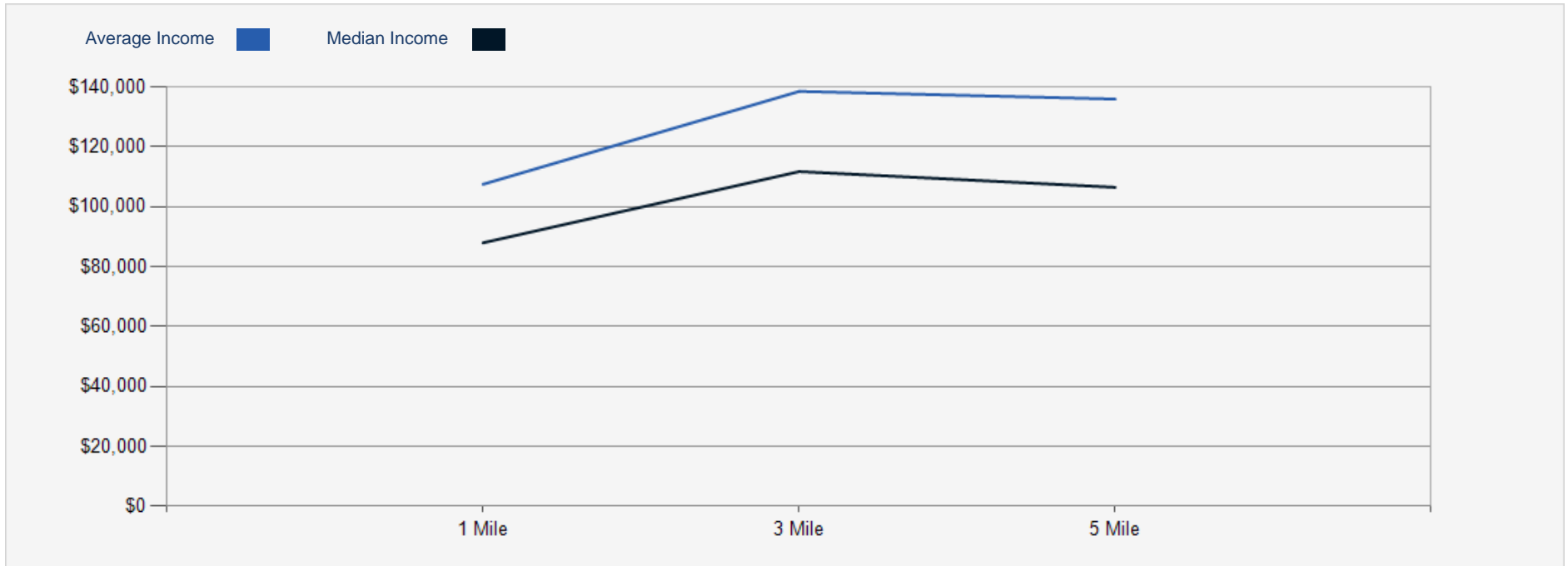
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



04 Company Profile

Advisor Profile

04



Brian Campbell

Brian Campbell has been actively involved in many facets of the real estate industry for more than two decades. He has worked with clients as their representative for purchases and sales of residential and commercial property and as a representative for landlords and tenants on lease transactions. He is persistent, provides frequent communication to avoid surprises, and has strong analytic abilities. Placing the client's interests first, the emphasis is placed on the relationship and providing exceptional service.

His long history of involvement in the industry began as a senior executive for an asset management organization where he was responsible for the oversight and administration of a multi-billion-dollar contract with the United States Government for real estate services. His background with hands-on experience and knowledge along with an impressive list of clients he has represented over the years makes him one of the more capable resources for real estate services in the Denver – Metro market.

AFFILIATIONS AND MEMBERSHIPS

Licensed Associate Real Estate Broker

Realtor, National Association of Realtors

Denver Metro Commercial Association of Realtors

AWARDS

International Diamond Society, 2022

International President's Circle, 2021

Featured in the Top 100 Magazine

SPECIALTIES

Seller representation

Buyer representation

Commercial Tenant representation

Commercial Landlord representation

Mountain View Fire Rescue

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