

LEASE | ±0.92 ACRES | ±5,438 SF BUILDING | MIXED-USE CORRIDOR (MU-C)

2351 N MAIN STREET

LONGMONT, COLORADO 80501



PROPERTY OVERVIEW

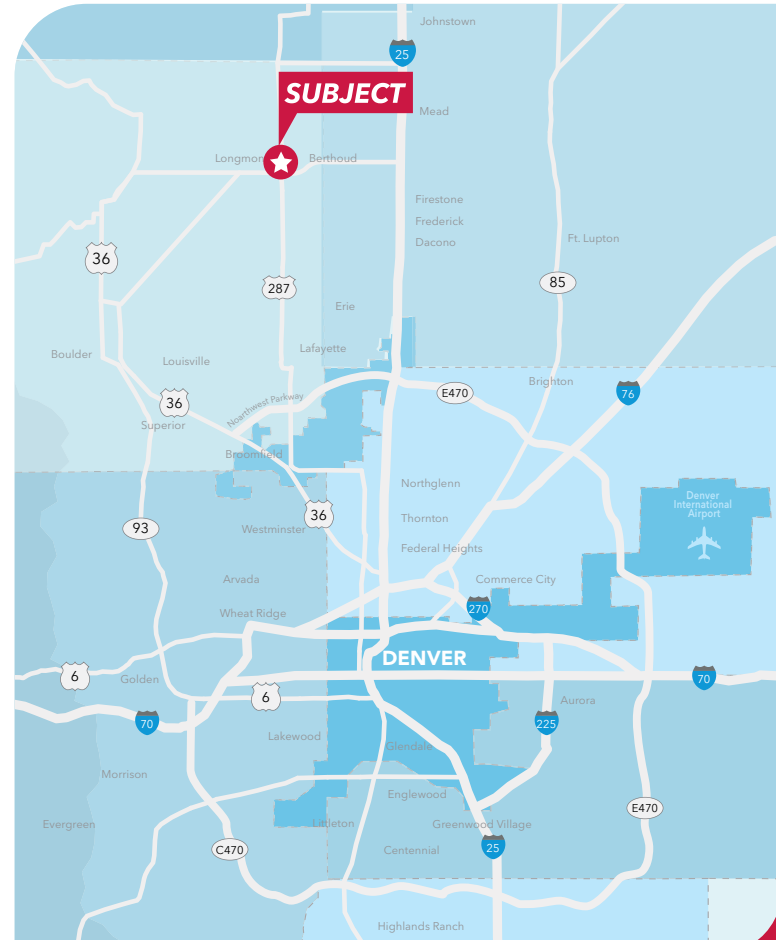
| | |
|-------------|--|
| LOT SIZE | ±0.92 AC |
| LOCATION | North Main Street (between Crisman Drive and Ute HWY) |
| CITY/COUNTY | Longmont/Boulder |
| ZONING | Mixed Use Corridor (MU-C) |
| FRONTAGE | 176' on Main Street |
| TAXES | \$5.90/SF (2024) |
| UTILITIES | Present in current building |
| LEASE RATE | Please Contact Broker |

RAY ROSADO, CCIM

Principal

720.209.5546

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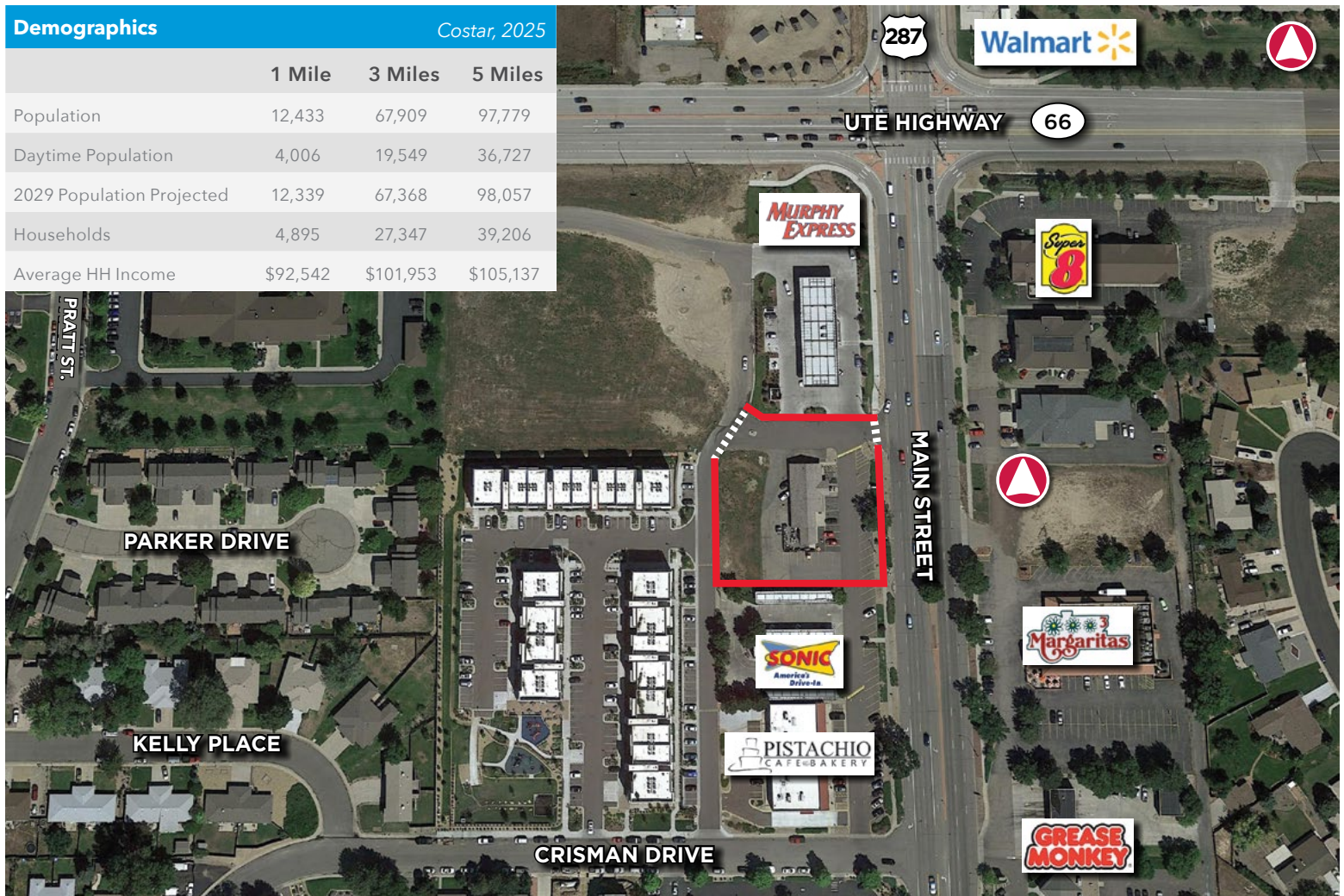
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| Demographics | Costar, 2025 | | |
|---------------------------|--------------|-----------|-----------|
| | 1 Mile | 3 Miles | 5 Miles |
| Population | 12,433 | 67,909 | 97,779 |
| Daytime Population | 4,006 | 19,549 | 36,727 |
| 2029 Population Projected | 12,339 | 67,368 | 98,057 |
| Households | 4,895 | 27,347 | 39,206 |
| Average HH Income | \$92,542 | \$101,953 | \$105,137 |



PROPERTY HIGHLIGHTS

- Amazing views of the Rockies and Longs Peak
- Major trade area in fast growing Colorado city including major retailers, supermarkets, restaurants, hotels and financial institutions
- Located on the expansion path north of downtown Longmont
- Adjacent to the new multi-family project
- High traffic location at the intersection of US 287 & Hwy 66 (30,200 cars per day)
- Easy access to major metropolitan hubs
- Favorable zoning allows for many uses
- Denver: 36 miles
- Boulder: 16 miles
- Fort Collins: 30 miles

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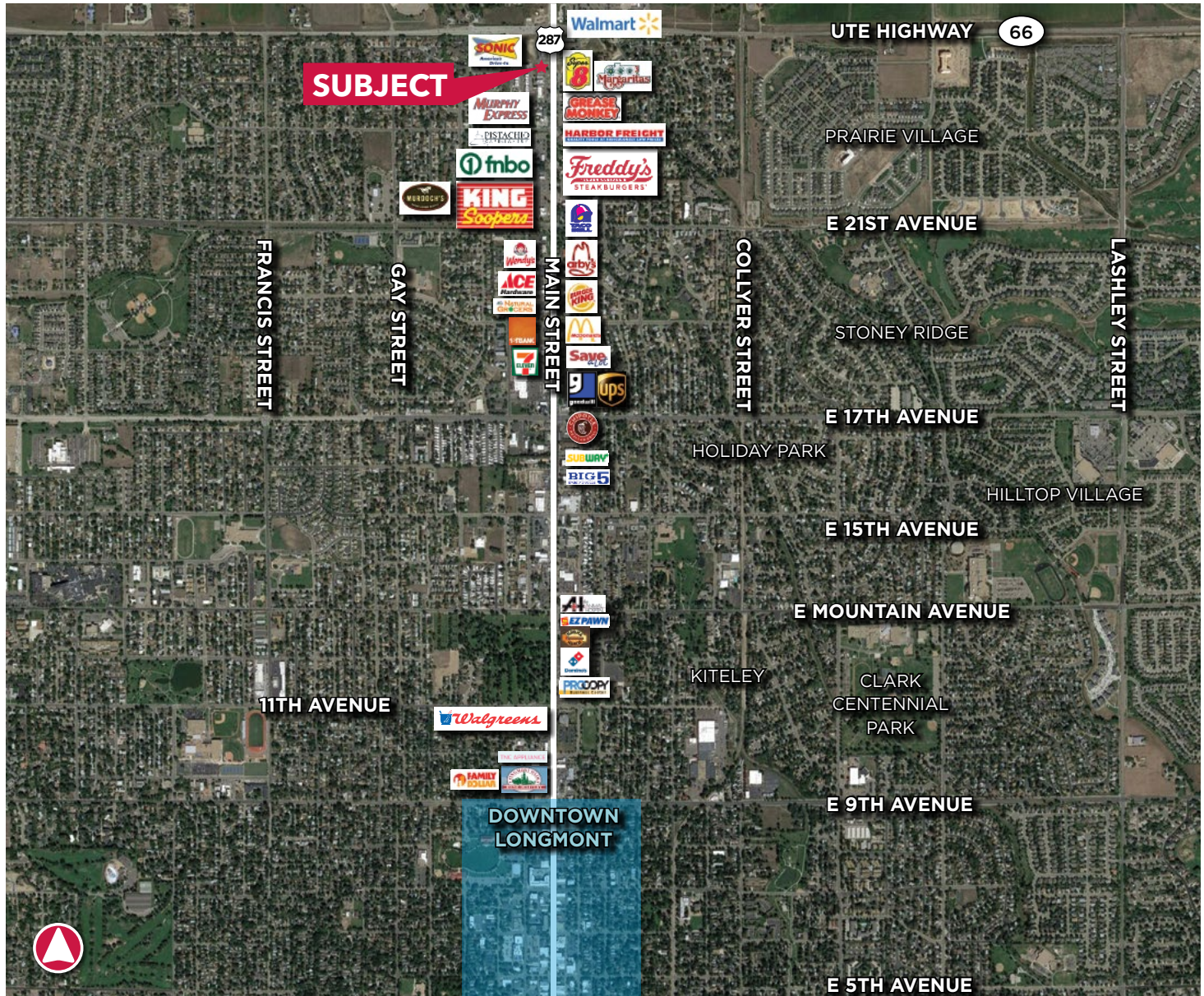
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PROPERTY ZONING & USES



The subject property is zoned MU-C (Mixed-Use Corridor). Some of the permitted zoning uses include:

- Single-family attached dwelling
- Multifamily dwelling
- Group care facility, independent living facility
- Hospital, medical or dental clinic, medical laboratory or research facility, skilled nursing or rehabilitation facility
- Veterinary clinic or hospital
- Restaurant, bank or financial institution
- General retail sales
- Bed and breakfast, hotel, short-term rental
- Equipment sales

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ABOUT LONGMONT, CO



LONGMONT MAJOR EMPLOYERS

- St. Vrain Valley Schools
- City of Longmont
- Seagate TechnologyWest, Safety Services Division
- Longmont United Hospital
- UC Health/Longs Peak Hospital
- Federal Aviation Administration
- McLane Western
- Circle Graphics
- Crocs

OTHER AREA MAJOR EMPLOYERS

- Ball Aerospace
- Medtronic
- IHS Markit
- University of Colorado
- Qualcomm

LONGMONT AREA EDUCATION

- University of Colorado
- Colorado State University
- Naropa University
- Front Range Community College
- Redstone College

Source: visitlongmont.org