



NewMark Merrill  
MOUNTAIN STATES



# Retail at its Peak.



Hover Street & Hwy. 119 • Longmont, Colorado  
[www.villageatthepeaks.com](http://www.villageatthepeaks.com)





490,672  
SF OF RETAIL SPACE



#	TENANT	SF	#	TENANT	SF	#	TENANT	SF	#	TENANT	SF
1	Sam's Club	136,444	14	Phenix Salon Suites	5,000	27	Banfield Pet Hospital	4,441	40	Ozo Coffee Company	2,287
2	Regal Cinemas	51,088	15	Five Below	10,274	28	Teriyaki Madness	1,992	41	Tiffins India Café	1,567
3	Burlington	35,032	16	Belco Credit Union	2,385	29	Pho Huong Viet	2,367	42	Jersey Mike's Subs	1,654
4	Gold's Gym	30,000	17	Supercuts	1,296	30	Kung Fu Tea	1,205	43	Parry's Pizzeria & Taphouse	4,700
5	Wyatt's Wet Goods	24,325	18	Chuck & Don's Pet Food	4,000	31	Bowl Izakaya	3,637	44	AVAILABLE	2,363
6	Whole Foods Market	40,148	19	AVAILABLE	2,578	32	Comcast/Xfinity	3,500	45	Hot Pot Spot	3,767
7	Screamin' Peach	1,433	20	Sleep Number	3,855	33	Visionworks	3,000	PHASE 2 space		
8	T-Mobile	2,532	21	Crumbl Cookies	2,145	34	Spavia	2,894	Call for Details		
9	Fuzzy's Taco Shop	4,012	22	Bank of America	4,725	35	AVAILABLE	1,318			
10	Spitz Mediterranean Street Food	2,524	23	Raising Cane's Chicken	3,798	36	Cookie Cutters Haircuts for Kids	1,198			
11	Fire & Ice Cryotherapy	1,278	24	Longmont Modern Dentistry	3,565	37	Ripple Effect Martial Arts	3,032			
12	Allure Nails	2,500	25	Verizon Wireless	4,000	38	Mathnasium	1,450			
13	AVAILABLE	15,300	26	Culver's	4,207	39	Nothing Bundt Cakes	2,523			

For Leasing Information please contact:

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**3.82M** Annual Visits



**94th percentile**  
for both Colorado and US  
Shopping Center Traffic



**76,000** VPD Traffic Count  
(Hover Street & Hwy. 119)



# Peak Performance

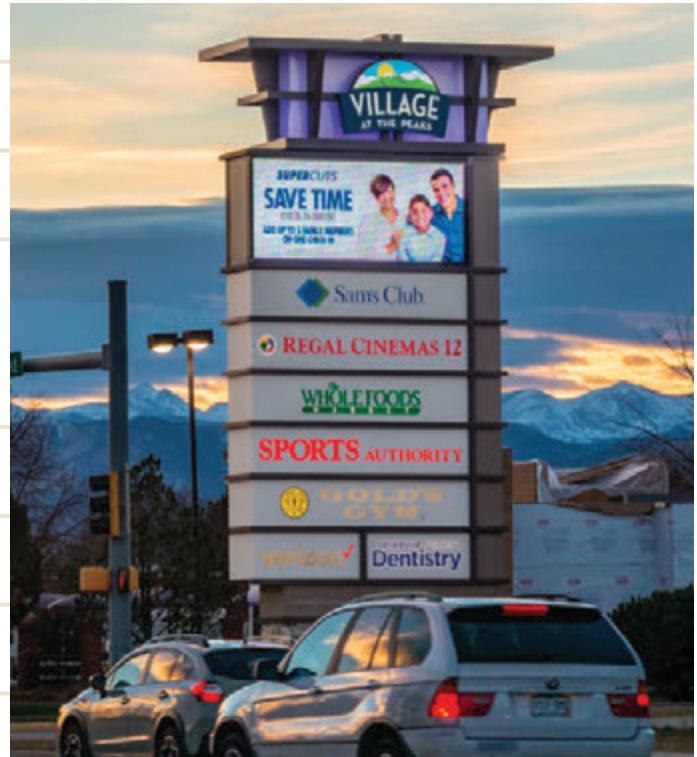
Over  
**2,000 ft** of Hover St. Frontage



**5** Pylon Signs including  
Two Digital Reader Boards



**4** Signalized Entrances



# Peak Demographics

## 1 MILE      3 MILE      5 MILE

### POPULATION

2020 Population	5,972
2010-2020 Annual Population Growth Rate	10%

### HOUSEHOLDS

2020 Households	2,229
2010-2020 Annual Household Growth Rate	9.7%

### HOUSEHOLD INCOME

2020 Average Household Income	\$127,467
2020 Per Capita Income	\$47,855

### HOUSING UNITS

2020 Housing Units	2,229
2010-2020 Annual Household Growth Rate	9.7%

### AGE

2020 Median Age	38.1
2010-2020 Annual Household Growth Rate	9.7%





## 7 Major Anchors:

Burlington



REGAL  
CINEMAS



# Summit of Retail

## 40 Tenants including:

Five Below, Chuck & Don's, Raising Cane's, Culver's  
Sleep Number, Party City, Nothing Bundt Cakes



12-7 pm

Busiest Time  
of Day



84 min.

Avg. Length  
of Visit



# It takes a Village.

## *What our tenants are saying:*

"The residents of Longmont have been central to our success in Boulder County. Their continued support, combined with **recent feedback from customers in Longmont, encouraged us to increase the size of the store in order to meet their expectations.** We are thrilled for this opportunity, and look forward to bringing our very best to the Longmont location."

Will Paradise, Whole Foods  
President – Rocky Mountain Region



"Village at the Peaks had the **#1 soft opening and Grand opening** of any of our 35 locations in our company's 25+ year history."

Krystal, Chuck and Don's Manager



"Our Village at the Peaks location had the second strongest opening of any of our restaurants to date, and is currently the **top 5% of all of our locations** in terms of total sales."

Jon, Bad Daddy's Manager



"Our Longmont location has opened much stronger than our previous openings. The marketing efforts of NewMark Merrill have significantly contributed to our success."

Lindsey, Jersey Mikes Franchisee/Owner



"The Village at the Peaks is **located at the primary shopping crossroads for the region, which makes this a highly desirable location for us.** Sam's Club is eager to serve Longmont by opening a new club at the Village at the Peaks."

Mark Scott, Spokesperson for Sam's Club



"We have opened more than **25% ahead of projections** based on our Fort Collins location and continue to attract a significant walk-in traffic due to the amenities and marketing events sponsored by NewMark Merrill."

Greg, Ripple Effect Owner





# When you love shopping centers, it shows.

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