



800 South Hover Street • Longmont, CO 80501

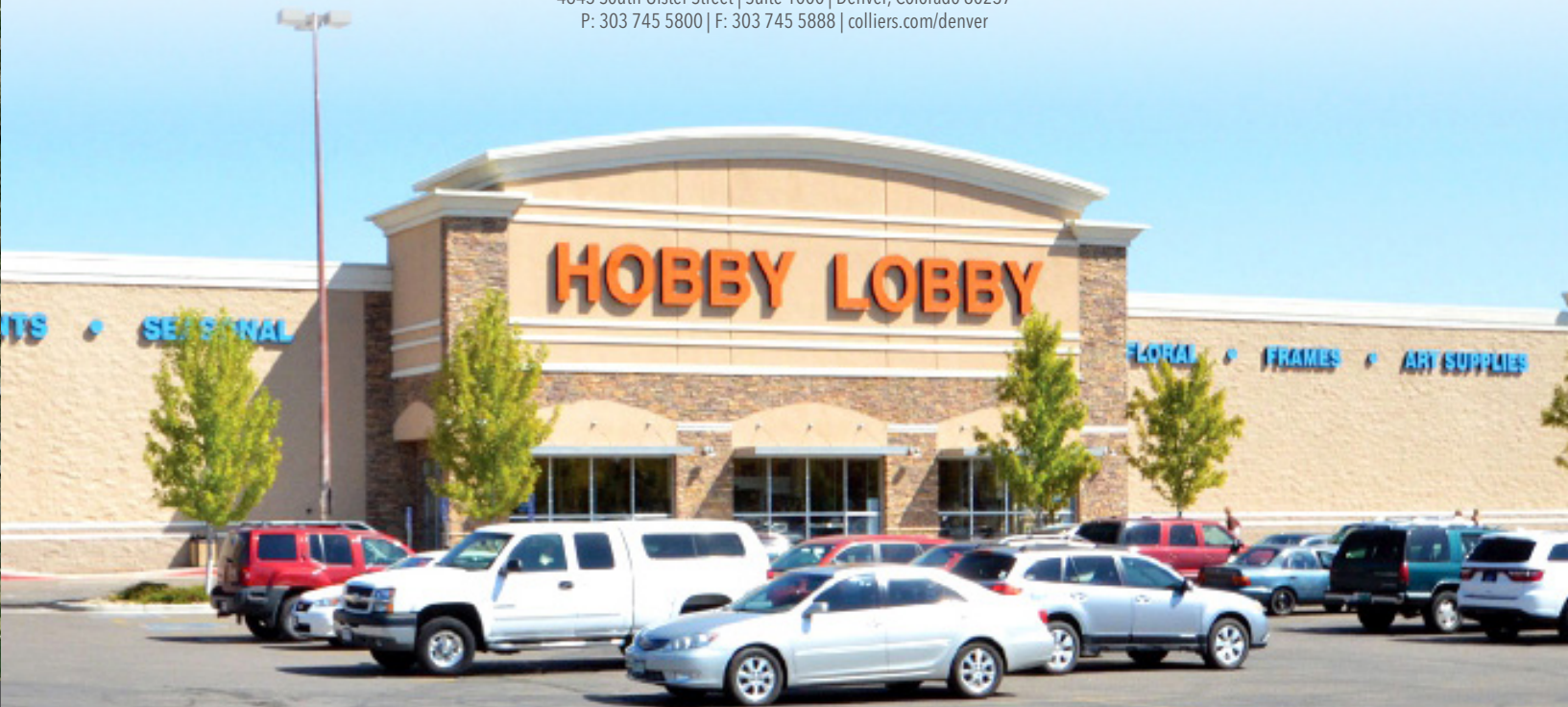
RETAIL SPACE FOR LEASE

JASON F. KINSEY
303 283 4598
jason.kinsey@colliers.com

BRADY KINSEY
720 833 4618
brady.kinsey@colliers.com



4643 South Ulster Street | Suite 1000 | Denver, Colorado 80237
P: 303 745 5800 | F: 303 745 5888 | colliers.com/denver





Lease Rate: Contact Broker for Pricing

Traffic Counts:

Nelson Road East of Hover Road:	15,881 VPD	Hover Street South of Nelson Road:	35,484 VPD
Nelson Road West of Hover Road:	15,400 VPD	Hover Street North of Nelson Road:	41,400 VPD

MPSI 2017 Estimates

Demos:

	1 Mile	3 Miles	5 Miles
Population:	2,570	61,438	105,397
Daytime Population:	12,913	65,293	97,017
Average HH Income:	\$83,496	\$92,043	\$96,803

ESRI 2018 Estimates

Highlights:



Hobby Lobby
anchored center



Adjacent to Village at the Peaks
lifestyle center



Across from King Soopers
anchored center



Dense retail intersection with
high traffic counts



Monument signage
available

Site Plan



Unit	Tenant
INLINE/JR. ANCHOR	AVAILABLE - UP TO 10,000 SF
12	AVAILABLE - 3,700 SF - CAN BE DIVIDED
20	CHINA BUFFET
25	APEX MARTIAL ARTS
27 & 30	AVAILABLE - 4,350 - CAN BE DIVIDED
34	Eye Express
36	fantastic★cuts FAMILY HAIR & TANNING SALON
40	Leenie's Cafe LONGMONT
43	Paws2Groom
45	PLAY IT AGAIN SPORTS
47	HOBBY LOBBY
32 & 38	AVAILABLE - 2,401 SF - CAN BE DIVIDED
PAD SITE	AVAILABLE FOR GROUND LEASE OR BTS