



FOR LEASE
BETWEEN 1,040 - 3,443 SF OF RETAIL SPACE

WESTVIEW PLAZA
1716 and 1834 Main Street
Longmont, Colorado 80501

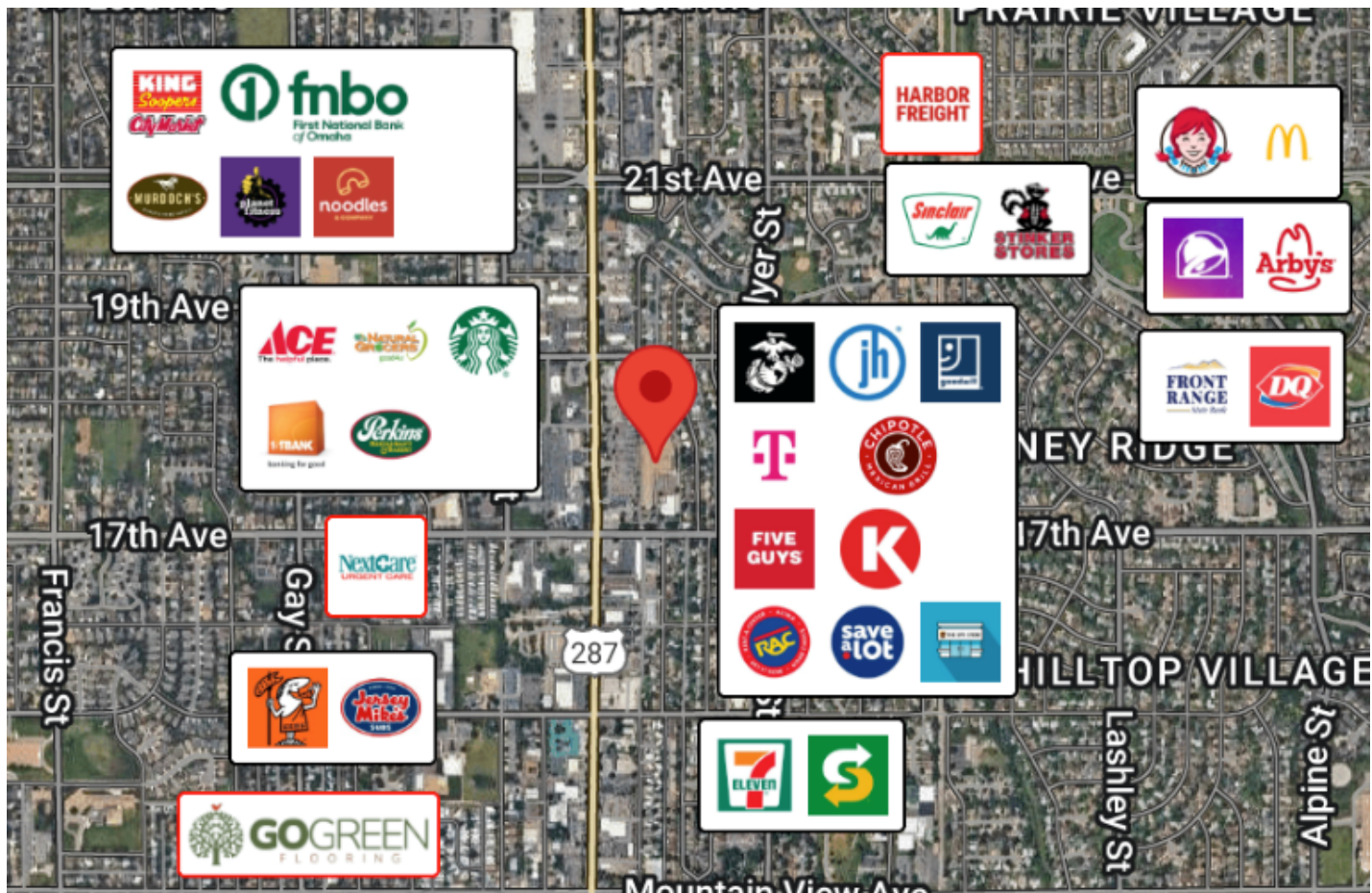


KEITH KANEMOTO, SIOR
Broker Associate
keith@kanemoto.com

RE/MAX ELEVATE
724 Main Street
Louisville, CO 80027
WWW.KANEMOTO.COM

Each Office Independently Owned and Operated.





Property Summary

Lease Rate:	Negotiable
1716 Main NNN:	\$10.18 PSF
1834 Main NNN:	\$9.87 PSF
Available SF:	1,040 - 3,443
County:	Boulder
Monument Signage:	Yes

Property Overview

Strategically located in north Longmont, this established shopping center offers exceptional retail and service-oriented opportunities with direct frontage on Main Street(Highway 287), just blocks from Highway 66, along one of the city's busiest commercial corridors.

This center features a strong mix of national and regional tenants, including Goodwill, Save-a-Lot, UPS, T-Mobile and more. With consistent foot traffic, this shopping center provides an ideal opportunity for businesses seeking high exposure, strong co-tenancy, and access to a growing local population.

Highlights

- Located in North Longmont's Core Retail Corridor
- Excellent Visibility & Direct Access from Hwy 287
- Minutes from Downtown Longmont
- Monument Signage Available
- Generous On-Site Parking
- Multiple Suite Sizes Available – Build-to-Suit



Available Suites:

Suite	Size	Rate	Type	Triple Nets	Available
1834 - 18	1,116	Negotiable	NNN Lease	\$9.87 PSF	Immediately
1834 - 17	1,040	Negotiable	NNN Lease	\$9.87 PSF	Immediately
1834 - 15	7,488	Negotiable	NNN Lease	\$9.87 PSF	LEASED
1834 - 9	3,443	Negotiable	NNN Lease	\$9.87 PSF	Immediately
1834 - 5	2,380	Negotiable	NNN Lease	\$9.87 PSF	Immediately
1716 - B	1,240	Negotiable	NNN Lease	\$10.18 PSF	Immediately
1716 - H	2,089	Negotiable	NNN Lease	\$10.18 PSF	Immediately

LOCATION MAPS

