

Redevelopment Opportunity

Property Details

CBRE, as exclusive advisors, is pleased to present for sale 1350 Stuart Street—a 0.32-acre corner site zoned Mixed-Use Neighborhood (MU-N) adjacent to the CommonSpirit Longmont United Hospital complex. The 1978 built single-level masonry building was a former 4,736 SF medical office with parking for ~8 vehicles. Being located prominently on the corner of 14th Avenue and Stuart Street also provides adequate street parking. General office or other mixed-use types are allowed with the current Longmont zoning.

Property Highlights:

- + Sale Price: \$485,000 | ±\$35/SF (Land)
- + Site Size: ±0.32 acres
- + Boulder County Parcel #: 120533218007
- + Located within City of Longmont
- + Mixed-Use Neighborhood Zoning (MU-N)
- + Steps from CommonSpirit Longmont Hospital complex

Permitted Uses:

- + Medical/Dental/Veterinary
- + Restaurant/Bar/Brewery
- + Dwelling, Live/Work
- + Group Care
- + Day Care
- + Office
- + Bank



0.32-ACRE Corner Medical Office Site

1350 Stuart Street | Longmont, CO 80501

For Sale



CBRE

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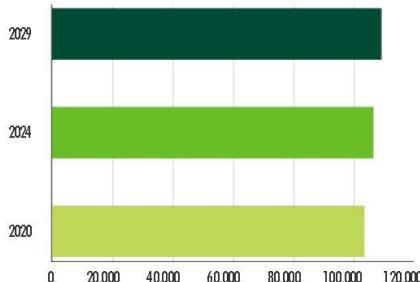
For Sale

CBRE

AREA SUMMARY

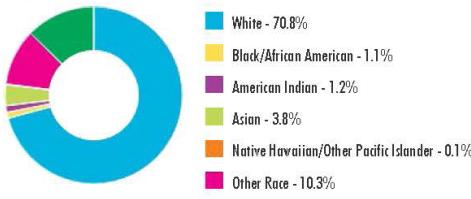
POPULATION

POPULATION BY YEAR



1350 STUART ST 5 MILES

RACE & ETHNICITY



24.6% HISPANIC/LATINO POPULATION (ALL RACES)

EMPLOYMENT

41,536 EMPLOYEES

3,859 BUSINESSES

3.3% RESIDENTIAL UNEMPLOYMENT RATE

EDUCATION



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Longmont

Q3 2023 Q4 2023 Q1 2024 Q2 2024 Q3 2024

Total NRA 850,557 850,557 850,557 850,557 850,557

Under Construction SF N/A N/A N/A N/A N/A

Direct Vacant % 6.9% 7.2% 8.0% 6.0% 6.9%

Sublease Vacant % 0.6% 1.2% 1.2% 1.2% 0.8%

Direct Available % 8.7% 8.8% 8.6% 7.7% 8.7%

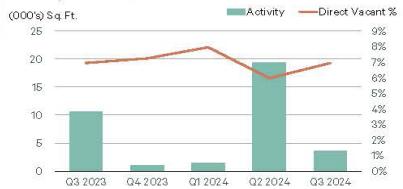
Sublease Available % 1.2% 1.2% 1.2% 1.2% 0.8%

Sublease Available SF 10,061 10,061 10,061 10,061 6,911

Direct Net Absorption SF 5,611 7,290 (6,072) 16,920 (5,118)

Direct Asking Lease Rate (FSG) \$21.15 \$21.50 \$22.20 \$21.53 \$21.12

Activity vs. Direct Vacant Percent



Direct Vacant SF vs. Direct Asking Lease Rate (FSG)



2015 2016 2017 2018 2019 2020 2021 2022 2023 2024

of Buildings 44 44 42 40 40 38 38 38 38 38

Total NRA 974,909 974,909 929,909 898,549 898,549 847,597 850,557 850,557 850,557 850,557

Under Construction SF N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A

Direct Vacant % 10.7% 10.1% 16.2% 6.0% 4.5% 4.8% 4.3% 6.0% 7.2% 6.9%

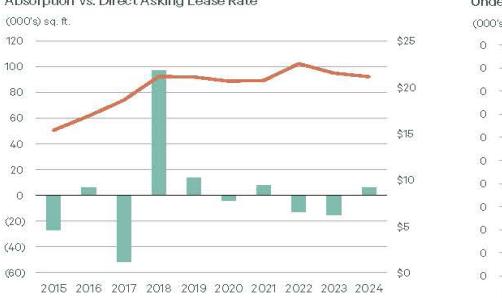
Total Available SF 186,630 148,756 179,509 111,232 67,433 68,871 56,259 86,559 84,691 80,927

Sublease Available SF 4,733 3,891 6,825 3,891 N/A 4,613 8,628 12,489 10,061 6,911

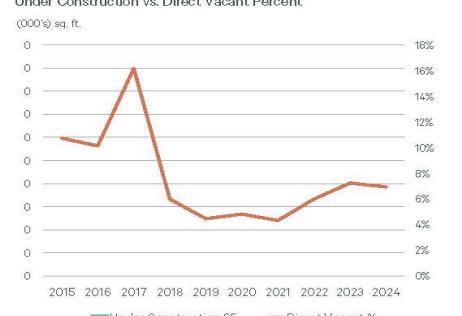
Direct Asking Lease Rate (FSG) \$15.35 \$16.89 \$18.60 \$21.15 \$21.09 \$20.63 \$20.72 \$22.52 \$21.50 \$21.12

Direct Net Absorption SF (27,025) 5,909 (51,651) 96,663 13,585 (4,046) 7,647 (12,891) (14,997) 5,730

Absorption vs. Direct Asking Lease Rate



Under Construction vs. Direct Vacant Percent



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Vicinity Map

Price: \$485,000 | ±\$35/SF (Land)

Permitted Secondary Uses

- + Multifamily
- + Single-Family Attached
- + Independent Living Facility
- + Boardinghouse/Roominghouse
- + Assembly Uses
- + Hospital

Contact Us

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