

Redevelopment Opportunity

1350 Stuart Street
Longmont, CO 80501
www.cbre.com/denver

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



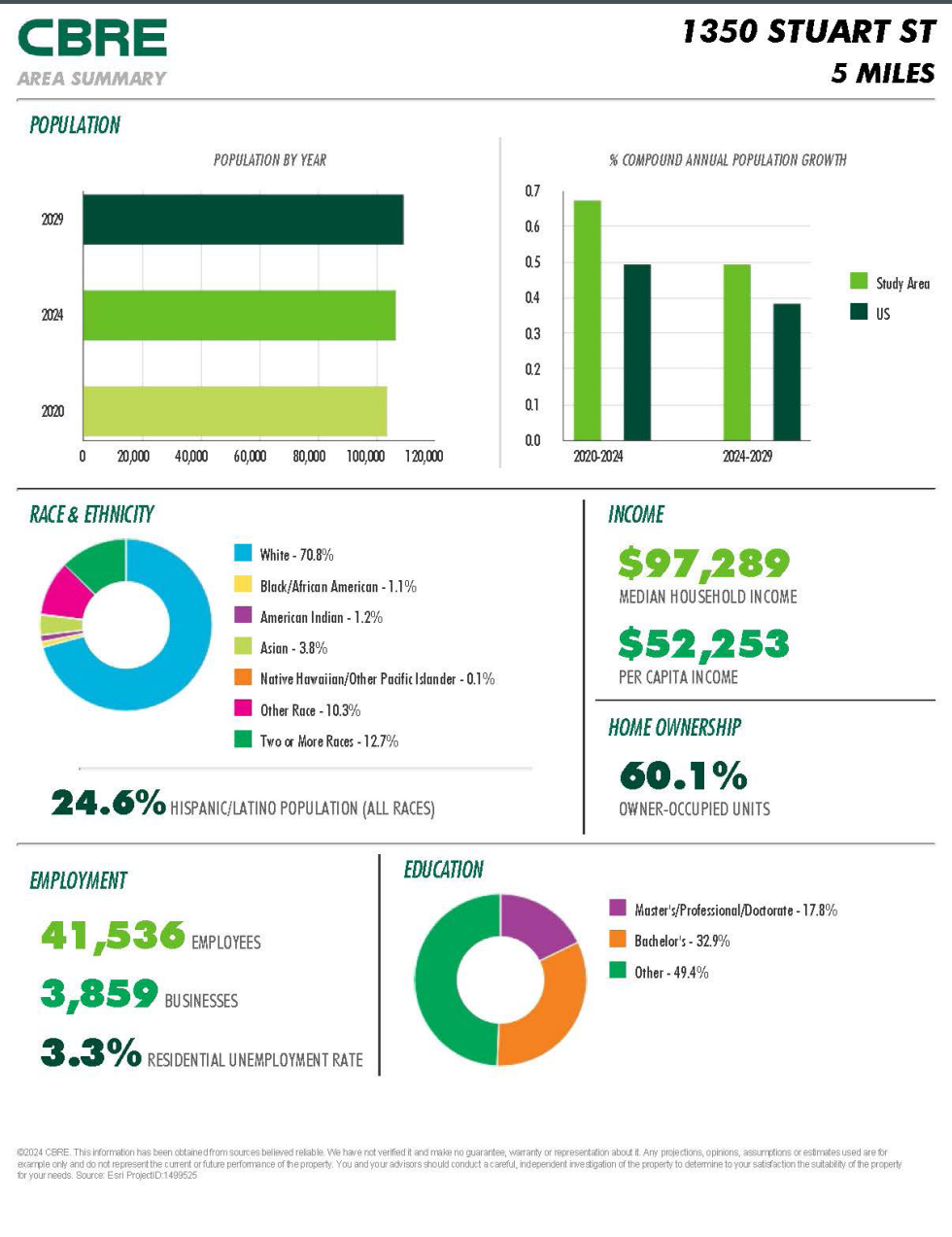
0.32-ACRE Corner Medical Office Site

1350 Stuart Street | Longmont, CO 80501

For Sale



CBRE



Absorption vs. Direct Asking Lease Rate

(000's) sq. ft.

Direct Net Absorption SF

Direct Asking Lease Rate (FSG)

2015

2016

2017

2018

2019

2020

2021

2022

2023

2024

Under Construction vs. Direct Vacant Percent

(000's) sq. ft.

Under Construction SF

Direct Vacant %

2015

2016

2017

2018

2019

2020

2021

2022

2023

2024

© Copying 2024 All rights reserved. Information contained herein, including projections, has been obtained from sources believed to be reliable, but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, warranty or representation about it. Any reliance on such information is solely at your own risk. This information is exclusively for use by CBRE clients and personnel and may not be reproduced without the prior written permission of CBRE's Global Client Services.

0.32-ACRE Corner Medical Office Site

1350 Stuart Street | Longmont, CO 80501

For Sale

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

Monica Wiley

Vice President

+1 303 583 2013

monica.wiley@cbre.com

Jeff Wood

Vice President

+1 303 583 2012

jeffrey.wood@cbre.com

Colton Reimer

Investment Sales

+1 303 628 1787

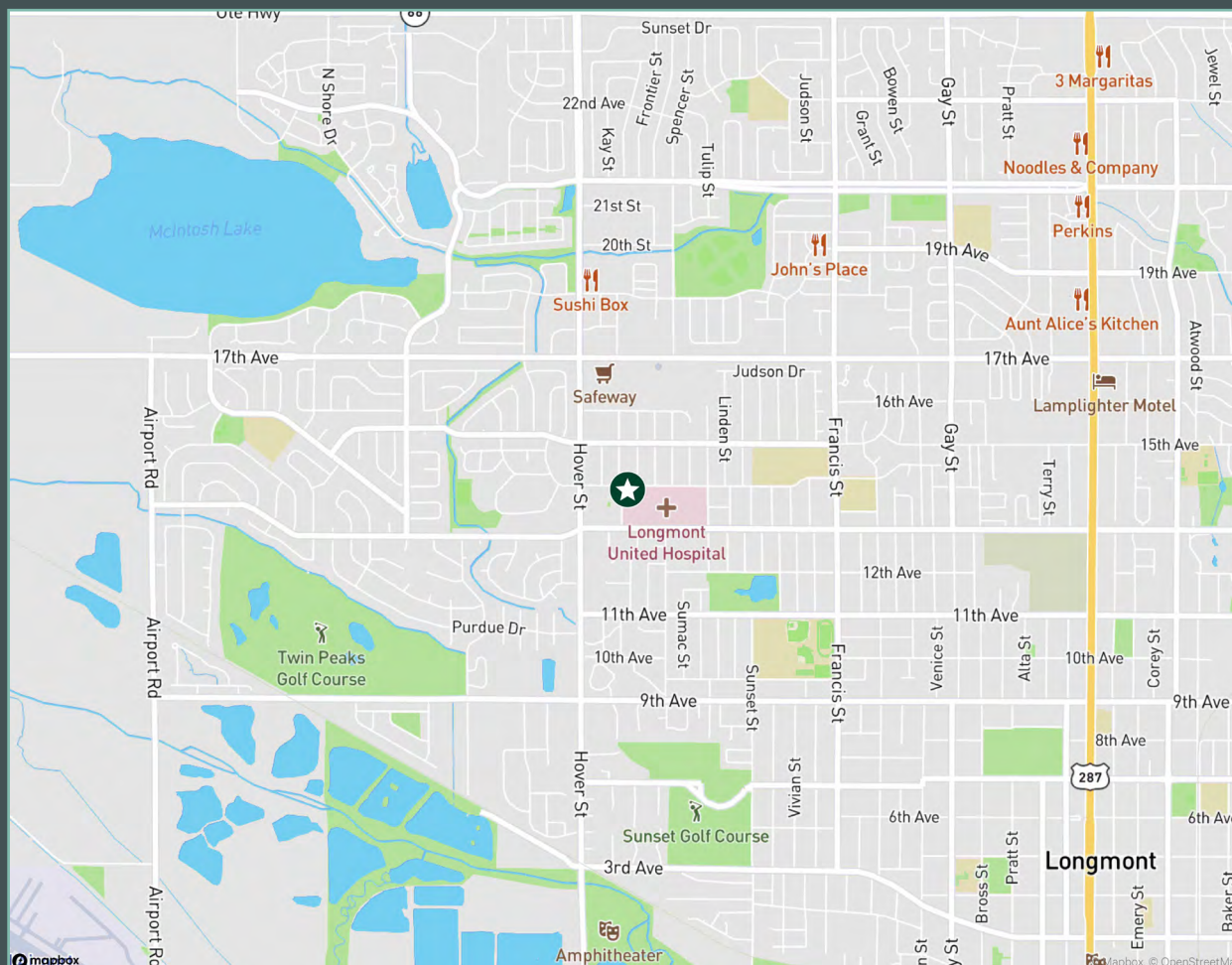
colton.reimer@cbre.com

CBRE, Inc.

1225 17th Street

Suite 3200

Denver, CO 80202



© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.