



For Lease

Retail & Restaurant Spaces

704 Main Street

Longmont, CO 80501



David Elowe
Urban West Group, LLC
312-403-3500
delowe@urbanwestgroup.com



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Property Overview

New Retail and Restaurant Spaces Available Early 2026

- Available Amenities include:
 - Cook vent hoods
 - Grease trap
- 20-foot ceiling heights, large south facing windows
- Private New ADA bathrooms
- Lighted Sign on Main and Longs Peak
- All new build out with glass/brick and steel
- Polished concrete floor, new walls, bathroom, and LED lighting
- Signage on Longs Peak & Main Street
- Easy access with upfront parking
- Available early 2026

Property Facts

Available SF: 758 – 1,516 SF

Bathrooms: 1 - 2

Unit #: 2/3

Parking: 8, Shared

County: Boulder

Op Expenses: \$8.75/SF (2024 Est.)

Lease Rate: \$37.50 / SF NNN



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Location & Area Amenities

- Excellent location in the center of Longmont on Main Street (US 287) provides exposure to high vehicle counts, greater than 30,000 per day in each direction (2018).
- Close proximity to Interstate 25 creates great exposure and visibility for any business
- A wide range of other retailers exist within a ½ mile radius include – Dozens of Restaurants along Historic Main Street, Starbucks, Dutch Bros., Walgreens, FedEx, UPS, Safeway, Natural Grocers, Chipotle, Five Guys, Lowes, Ace Hardware, Dick's Sporting Goods, and many more
- Many nearby parks and new residential developments
- Public Parking Garage directly across the street and plenty of street parking on adjacent streets
- In the LDDA area of Longmont with business incentives available

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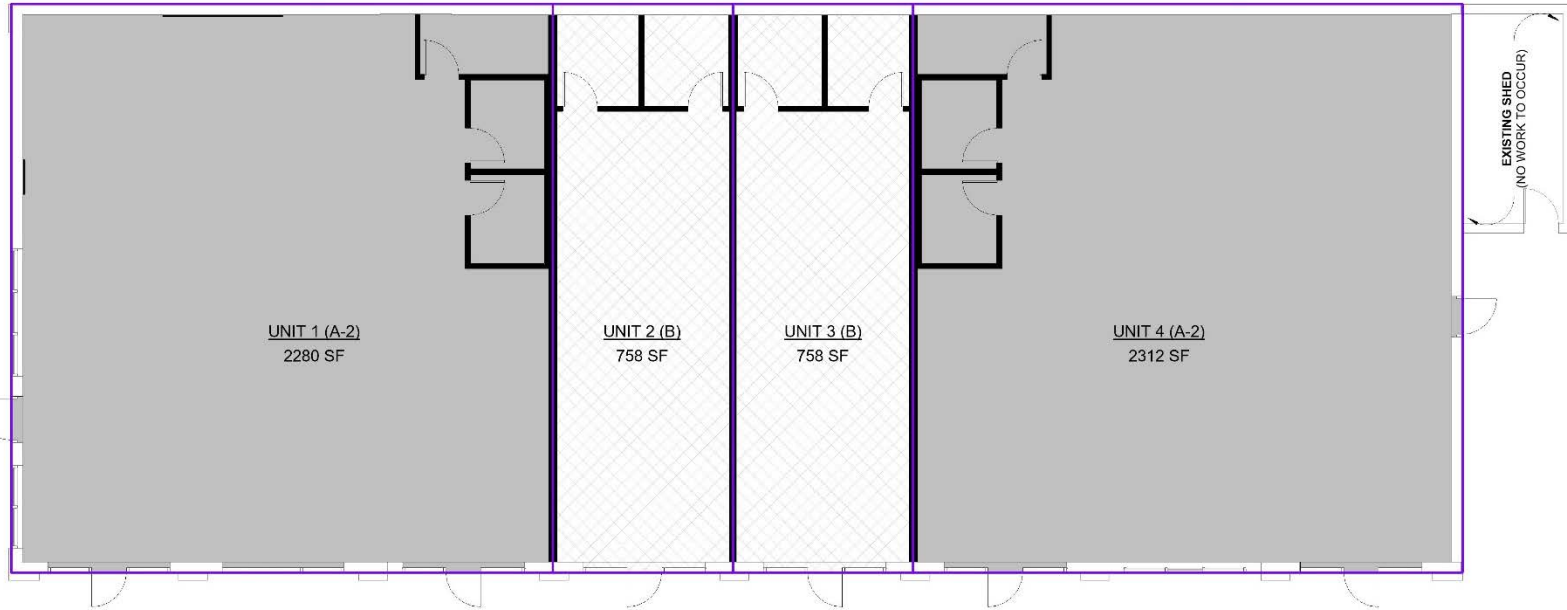
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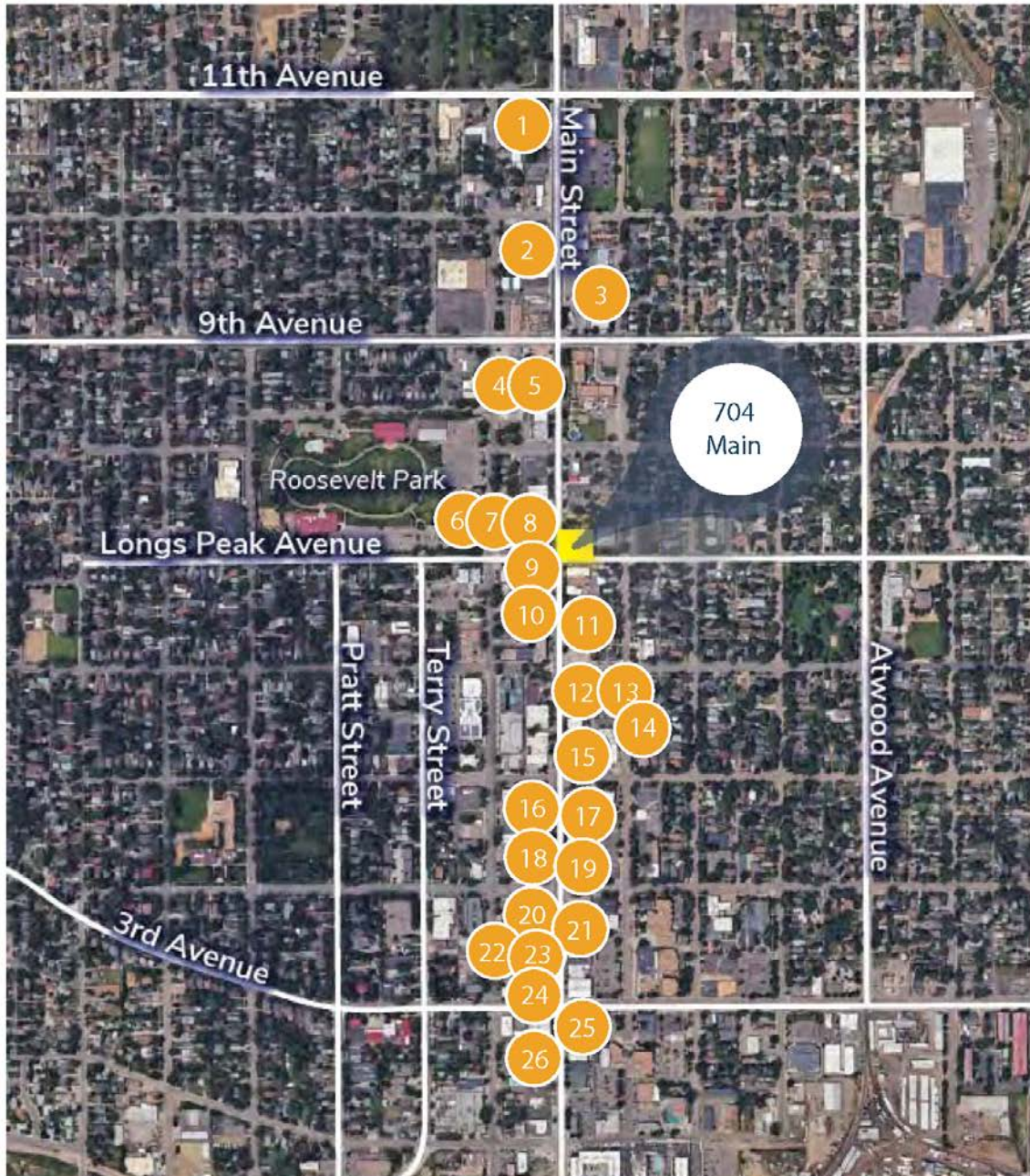
David Elowe
Urban West Group, LLC
303-995-2500
delowe@urbanwestgroup.com



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AREA BARS & RESTAURANTS



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