

WESTVIEW PLAZA
LONGMONT, COLORADO 80501



LEASE RATE
CALL BROKER
FOR PRICING

MAIN STREET
RETAIL OPPORTUNITIES

FLEXIBLE RETAIL SPACES ALONG ONE OF LONGMONT'S PRIMARY COMMERCIAL CORRIDORS,
OFFERING STRONG VISIBILITY, CONVENIENT ACCESS, AND PROXIMITY TO ESTABLISHED
NEIGHBORHOODS.

Click For More Information:

TYLER BRAY
303-808-9172
tyler@malmancre.com

JEFF GEMAN
303-669-0074
jeff@malmancre.com



1716 AND 1834 NORTH MAIN STREET
LONGMONT, COLORADO 80501

1716 and 1834 North Main Street / Longmont, Colorado 80501



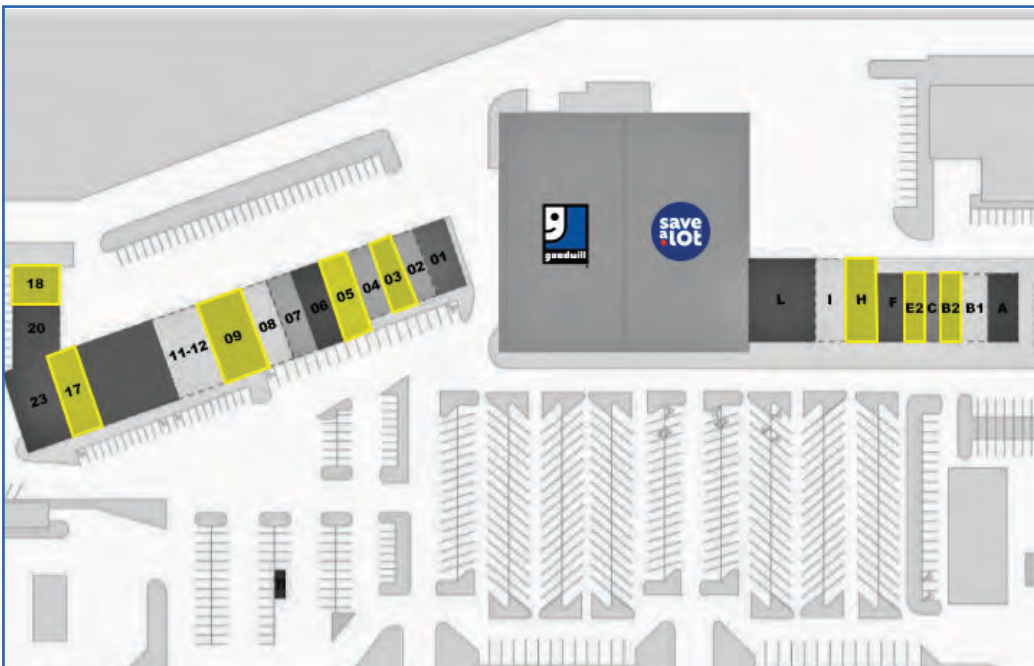
PROPERTY FEATURES

BUILDING SIZE
53,097 SF

OCCUPANCY
Immediate

RATE
Call broker for pricing

NNN
\$10.43/SF/NNN



Suite	SqFt
3	1,200
5	2,380
9	3,443
17	1,040
18	1,116
B2	1,332
E2	1,120
H	2,089

1716 AND 1834 NORTH MAIN STREET
LONGMONT, COLORADO 80501



DEMOGRAPHICS: 2-MILES



POPULATION
45,000



DAYTIME POPULATION
43,000



AVERAGE AGE
40.1



AVERAGE HH INCOME
\$97,460



NUMBER OF HOUSEHOLDS
18,945



PROJECTED ANNUAL GROWTH
BY 2026
1.2%

1716 AND 1834 NORTH MAIN STREET
LONGMONT, COLORADO 80501



TYLER BRAY
 303-808-9172
 tyler@malmancre.com

JEFF GEMAN
 303-669-0074
 jeff@malmancre.com



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.