



ANCHOR LEASE AVAILABLE IN LONGMONT

1630 PACE STREET
LONGMONT, COLORADO

PROPERTY HIGHLIGHTS

- 56,280 SF box retail available - divisible
- Gasoline pad also available
- Multiple signs available
- Excellent demographics in surrounding trade area

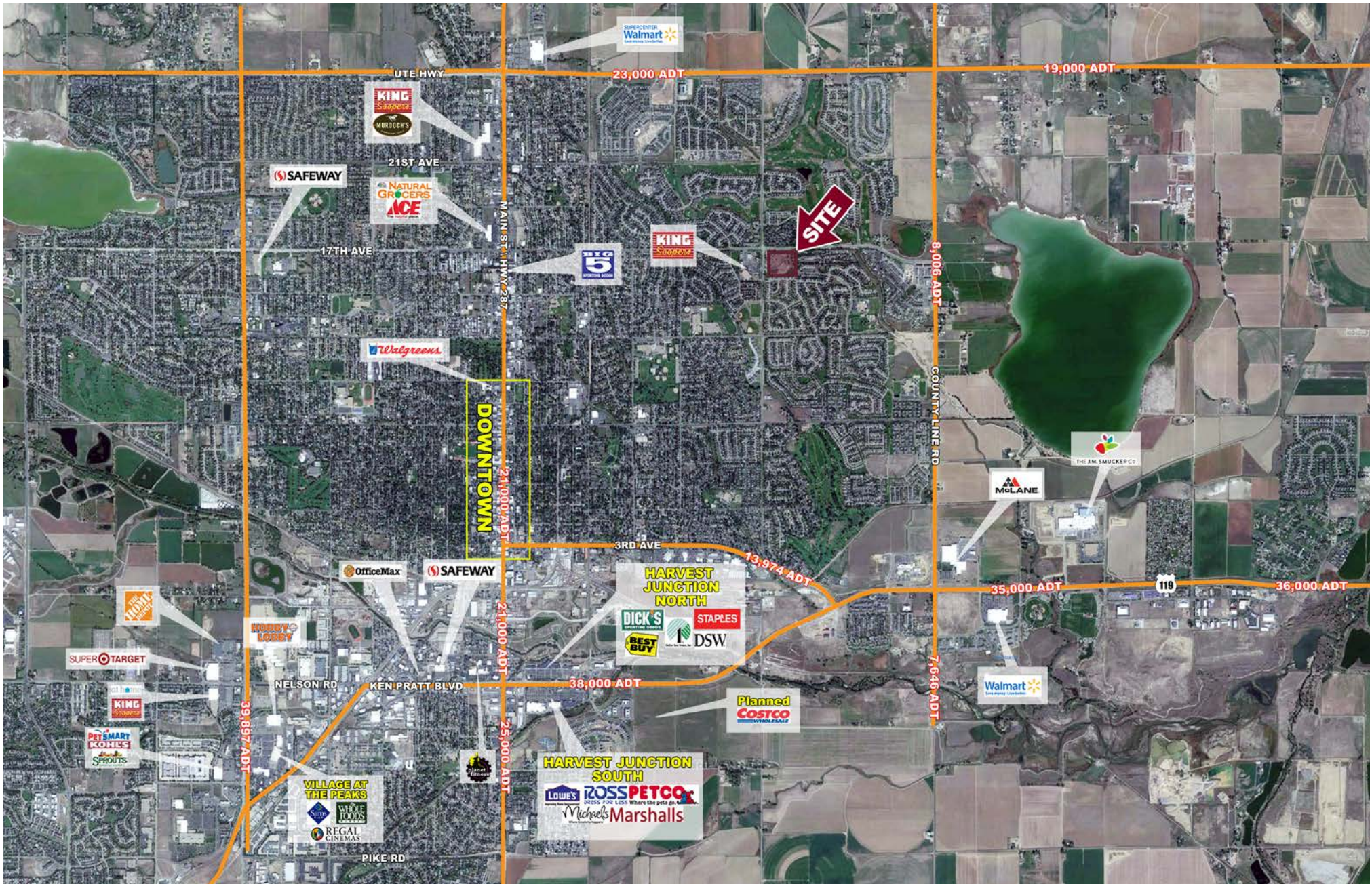


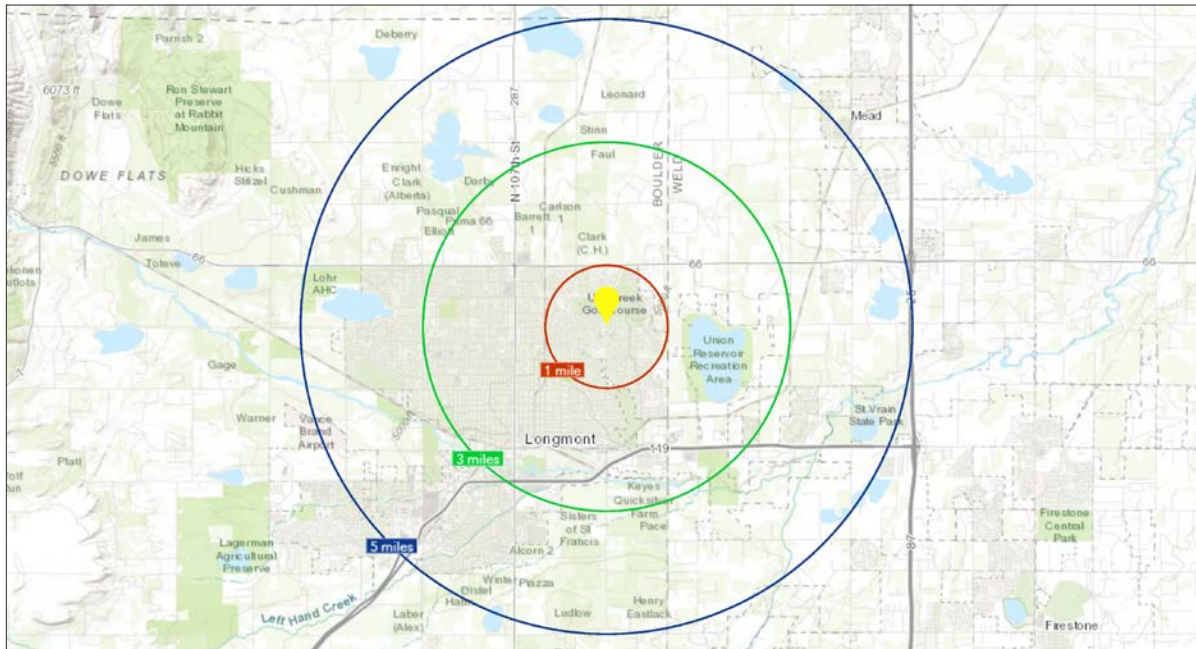
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TRADE AREA





MAP IMAGE COURTESY OF ESRI 2022

TRAFFIC COUNTS

LOCATION	CARS/DAY
17th Ave east of Pace St	11,233
17th Ave west of Pace St	14,959 ¹
Pace St south of Ute Hwy	6,101 ²
Pace St north of Mountain View Ave	11,200 ³

SOURCE: ESRI 2022, ¹2019, ²2021, ³2012

DEMOGRAPHICS | COMPARISON SUMMARY

CATEGORIES	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	16,397	64,366	98,510
PROJECTED POPULATION IN 2028	16,367	66,047	100,811
AVERAGE HOUSEHOLD INCOME	\$130,004	\$110,076	\$115,669
DAYTIME POPULATION (EMPLOYEES)	1,297	21,508	38,647

SOURCE: ESRI 2023

ABOUT SULLIVANHAYES

SullivanHayes Brokerage is Colorado's premier, full service retail brokerage company assisting tenants, landlords, and developers. We have enjoyed a rich history serving the commercial real estate industry since 1978. SullivanHayes is proud to have helped some of the most sophisticated national retailers and landlords expand throughout Colorado, as well as passionate local concepts and developers that make our community vibrant and dynamic.

VISIT: www.sullivanhayes.com



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All information to be independently verified.