

Second-Generation Restaurant for Lease

1900 Ken Pratt Blvd, Longmont, CO

Existing Hood

~ 1,650 SF Covered Patio

210 Apartment On Site

**Across from Village
at the Peaks Mall**



6,331 sf Restaurant with Covered Patio

Base Lease Rate: \$30.00/sf (NN)

Expenses: \$1.18/sf (NN)

Rachel Austefjord

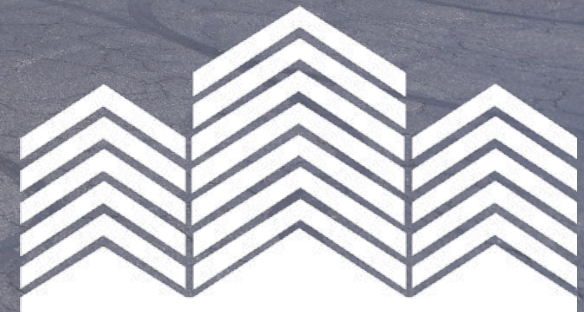
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SUMMIT
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The information contained herein was obtained from sources deemed reliable and while thought to be correct, accuracy it is not guaranteed.

PROPERTY OVERVIEW

1900 Ken Pratt Blvd, Longmont, CO

Restaurant SF	6,331 sf + covered patio
Base Lease Rate	\$30.00/sf (NN) CAM Charges included in Base Lease Rate Utilities not Included (Gas & Electric)
NN Expenses	\$1.18/sf (Includes Property Taxes and Property Insurance)
Restaurant Features:	- Freestanding 2nd generation restaurant with prominent Ken Pratt frontage - Commercial Type I hood system already installed, grease trap, dish washing area, and back-of-house kitchen infrastructure - Walk-in cooler/freezer - Existing bar area and dedicated reception area - Large covered outdoor patio, ideal for seasonal seating, private events, and expanded service - Estimated Seating Capacity: 250 People - Monument signage available - Ample Parking - Connected to a 210-unit apartment community (under new ownership & undergoing extensive renovations) - Located directly across from Village at the Peaks, Longmont's premier outdoor shopping center
Zoning	MU-R Mixed-Use Regional Center (City of Longmont)
Parking	Ample open parking on site

Rare, 2nd-Generation Restaurant with Patio in the Heart of Longmont

Position your restaurant in one of Longmont's most visible and highly traveled corridors. Located at 1900 Ken Pratt Blvd., this **freestanding 6,331 SF restaurant** offers exceptional exposure along one of the city's primary thoroughfares, with approximately **23,000 vehicles per day** passing the site.

This **rare second-generation restaurant opportunity** features key infrastructure already in place, giving operators a strong foundation to customize the space with final equipment, finishes, and layout enhancements to fit their specific concept.

One of the property's biggest differentiators is its **large covered patio (est. 1,650 sf)**, offering operators a valuable opportunity to expand service capacity, create a strong indoor/outdoor dining experience, and capture seasonal demand.

The restaurant is located on-site with a **210-unit apartment community that is under new ownership and undergoing significant renovations**, creating a **growing built-in customer base** and a compelling long-term upside for the location.

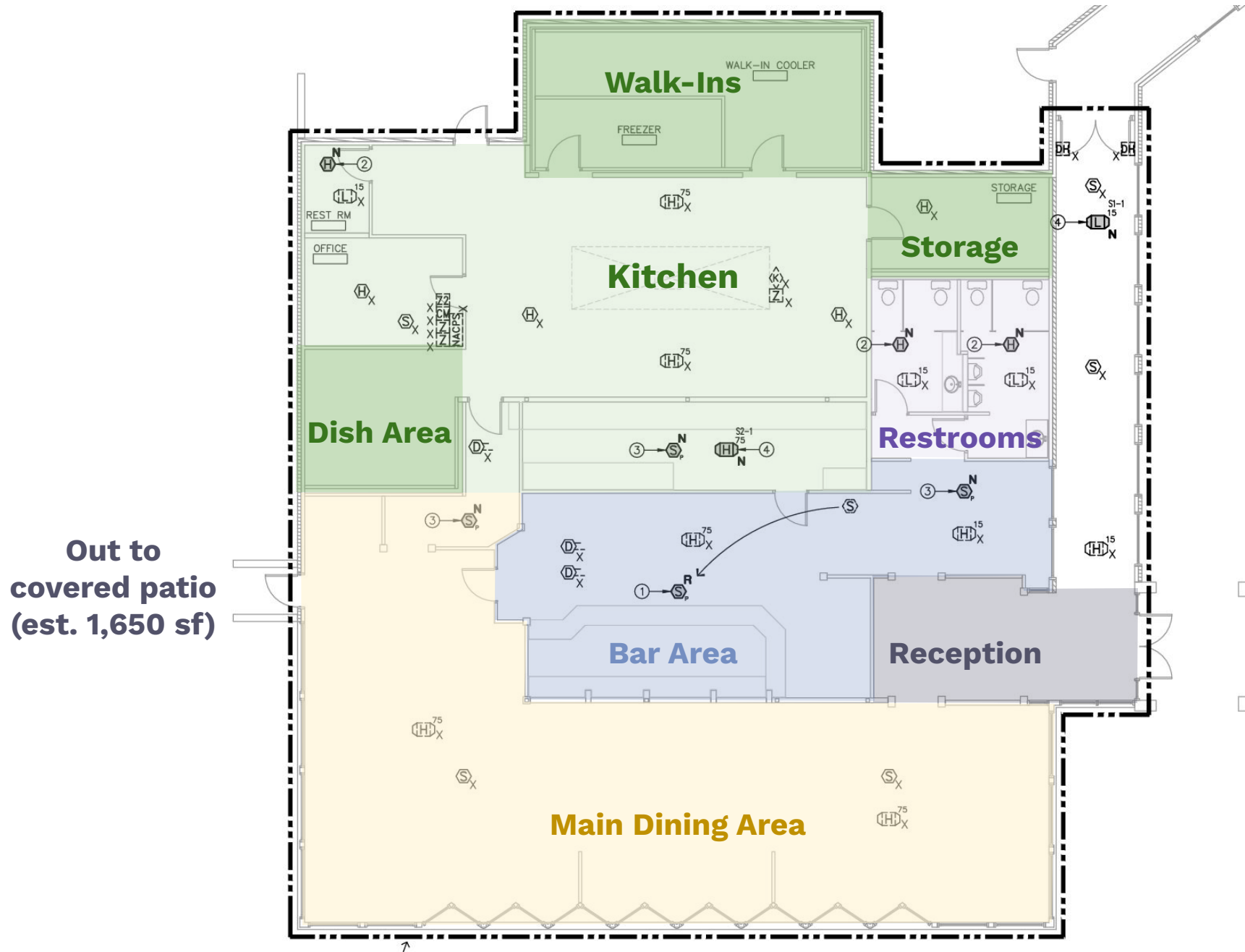
The site is also positioned directly across from **Village at the Peaks, Longmont's premier outdoor shopping center**, providing excellent proximity to established retail traffic, strong vehicle flow, and consistent daily activity.

Longmont continues to show strong customer demand for restaurant concepts, **supported by a growing population of over 100,000 residents** and roughly 25% of area consumers visiting a casual dining or full-service restaurant at least 4+ times within a 30-day period.

Combined with its **prominent Ken Pratt frontage**, surrounding residential density, nearby retail, major employers, and **existing restaurant infrastructure**, 1900 Ken Pratt Blvd. offers a rare opportunity for a restaurant operator to establish or expand in a highly visible Longmont location making this one of the premier second-generation restaurant opportunities currently available in the Longmont market.

Floor Plan - 6,331 sf + covered patio (est. 250 seating capacity)

1900 Ken Pratt Blvd, Longmont, CO



Aerial View

1900 Ken Pratt Blvd, Longmont, CO



Aerial View

1900 Ken Pratt Blvd, Longmont, CO

VIVO Living

210-unit apartment community **under new ownership** and **undergoing extensive renovations**, creating a **growing built-in customer base** and strengthening the **long-term upside** for the site.

Covered Patio
(~ 1,650 sf)

Ken Pratt Blvd.
~ 23,000 cars/day

Interior Photos

1900 Ken Pratt Blvd, Longmont, CO



Kitchen Photos

1900 Ken Pratt Blvd, Longmont, CO



Covered Patio

1900 Ken Pratt Blvd, Longmont, CO



Demographics

1900 Ken Pratt Blvd, Longmont, CO

Demographic	1 mi	3 mi	5 mi
Population	7,780	61,683	112,048
Population 18+	6,289	49,741	90,242
Households	2,846	25,148	45,324
Median Household Income	\$88,867	\$90,572	\$97,054
Median Home Value	\$611,830	\$651,367	\$652,424
Education: Bachelor's/Grad/ Prof Degree	48.3%	51.9%	51.1%
Unemployment	5.7%	4.8%	4.3%
Went to Family Restaurant/Steak House 4+ Times/30 Days	22.5%	24.2%	24.4%
Went to Fine Dining Restaurant/30 Days	15.1%	14.8%	15.1%
Used Restaurant Site/App for Take-Out/Del/30 Days	22.1%	22.2%	21.8%

Source: ESRI 2025

Contact Us

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**Please reach out to Rachel and/or Kyle with any questions
or to schedule a tour, thanks!**