

# Fox Creek Village

1611 Pace St | Longmont, CO 80504



## AVAILABLE

1,300 - 2,477 SF

## RATE

Contact Broker

## ABOUT THE PROPERTY

- 2nd Gen Restaurant Space Now Available!
- Located on the SWC of Pace St and 17th Ave
- Strong Tenant Mix
- Ample Parking

## TRAFFIC COUNTS

17th Ave: west of Pace St	14,959 VPD
17th Ave: east of Pace St	11,233 VPD
Year: 2024   Source: Esri	

## CONTACT

**Jim Hoffman** | 303.390.5238 | jim.hoffman@srsre.com

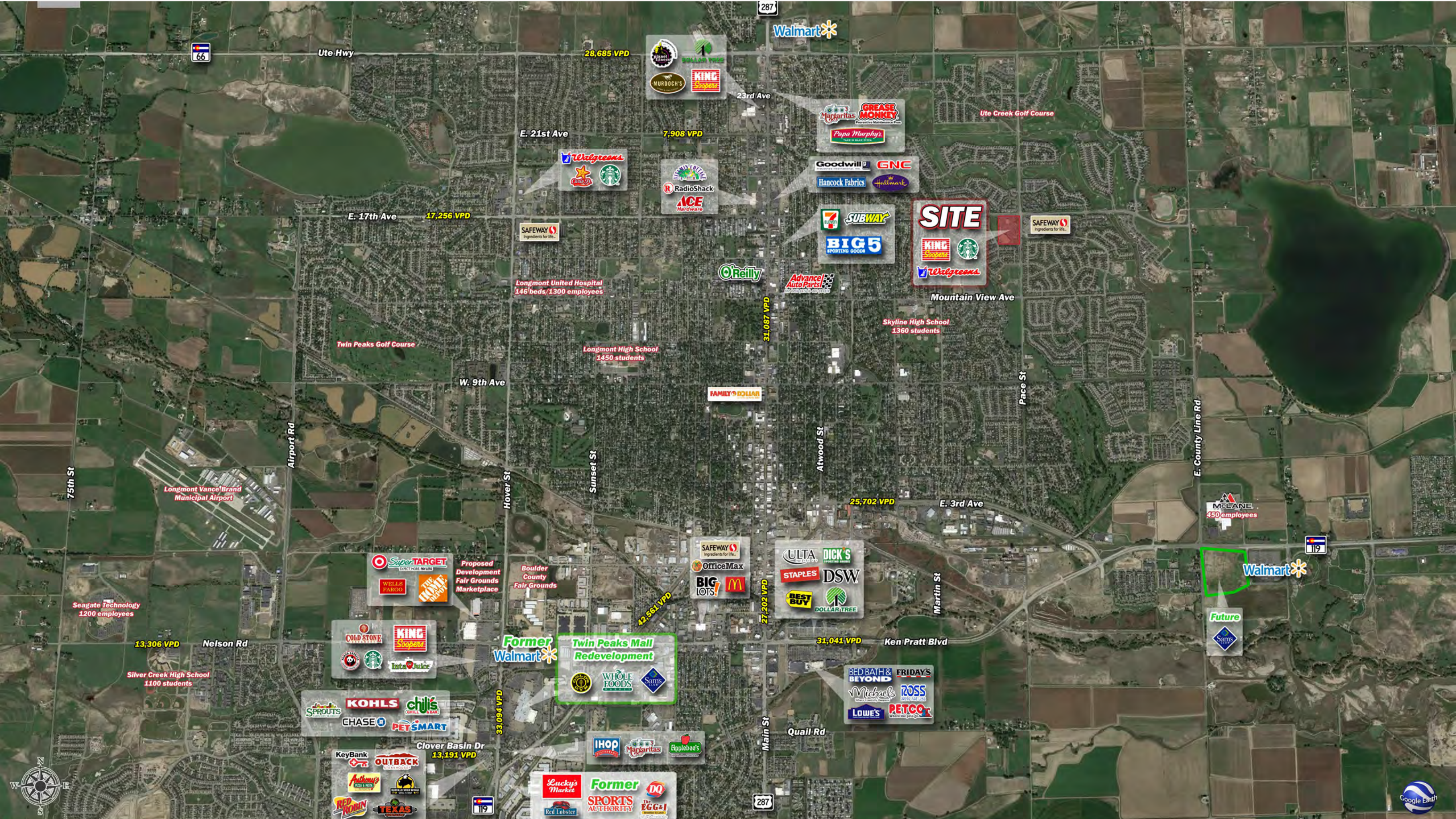
**Joe Beck** | 303.295.4835 | joe.beck@srsre.com

## JOIN THESE RETAILERS



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	17,125	66,915	98,925
Daytime Population	6,283	27,161	39,679
Avg. Household Income	\$127,612	\$109,966	\$115,911
Estimated Households	11,078	59,502	91,705
Year: 2024   Source: Esri			



# Fox Creek Village

1611 Pace St | Longmont, CO 80504



Pace Street



East 17th Avenue

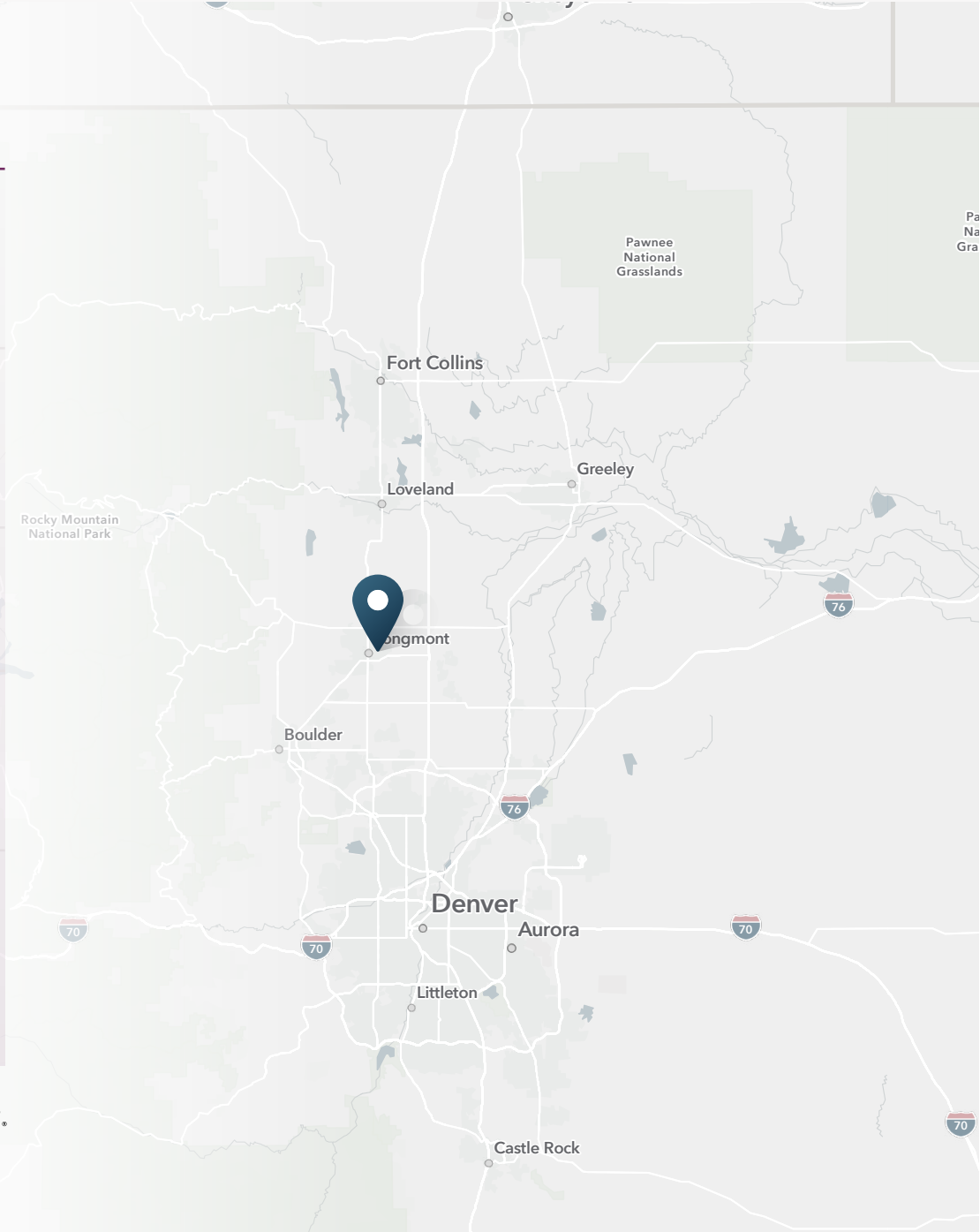
Suite	Tenant	SF
1	King Soopers Fuel Site	3,956
2	King Soopers	68,657
3	<b>AVAILABLE</b>	<b>1,400</b>
4	H&R Block	1,361
5	Perfect Teeth	2,200
6	<b>AVAILABLE</b>	<b>1,300</b>
7	At the Beach	4,044
8	<b>AVAILABLE</b>	<b>1,300</b>
9	Art Cleaners	1,300
10	Vape Shop	1,300
11	Fossil Spa Nails	1,300
12	<b>AVAILABLE</b>	<b>1,300</b>
13	<b>AVAILABLE - FORMER RESTAURANT</b>	<b>2,477</b>
14	Family Pet Hospital	1,398
15	Family Pet Hospital	2,000
16	Orthodontist	1,984
17	Starbucks	1,500
18	Wells Fargo	3,415
19	Veno Cellars	3,948

**KEY**

- Available: ■
- Leased: ■
- Future Site: ■
- Not a Part:

## DEMOGRAPHIC HIGHLIGHTS

Population	1 Mile	3 Miles	5 Miles
2023 Estimated Population	17,125	66,915	98,925
2023 Projected Population	17,119	68,623	101,173
Projected Annual Growth 2023 to 2028	-0.01%	0.51%	0.45%
<b>Daytime Population</b>			
2023 Daytime Population	11,078	59,502	91,705
Workers	2,216	26,888	44,092
Residents	8,862	32,614	47,613
<b>Income</b>			
2023 Est. Average Household Income	\$127,612	\$109,966	\$115,911
2023 Est. Median Household Income	\$98,178	\$81,929	\$84,924
<b>Households &amp; Growth</b>			
2023 Estimated Households	6,283	27,161	39,679
2023 Projected Households	6,333	28,255	41,072
Projected Annual Growth 2023 to 2028	0.16%	0.79%	0.69%
<b>Race &amp; Ethnicity</b>			
2023 Est. White	71%	69%	71%
2023 Est. Black or African American	1%	1%	1%
2023 Est. Asian or Pacific Islander	4%	3%	3%
2023 Est. American Indian or Native Alaskan	1%	1%	1%
2023 Est. Other Races	10%	12%	11%
2023 Est. Hispanic	24%	28%	26%





**SRS Real Estate Partners**

1875 Lawrence Street, Suite 850  
Denver, CO 80202  
303.572.1800

**Jim Hoffman**  
303.390.5238  
jim.hoffman@srsre.com

**Joe Beck**  
303.295.4835  
joe.beck@srsre.com

**SRSRE.COM**

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;  
however SRS Real Estate Partners does not guarantee its completeness or accuracy.