



**FOR SALE OR LEASE**

# Harvest Junction

205-210 Ken Pratt Boulevard | Longmont, CO 80501

*Pine Tree* **Wafra**



# Harvest Junction

## 205-210 Ken Pratt Boulevard Longmont, CO 80501

- Harvest Junction is the number one best-in-class retail destination in Longmont, consisting of over 363,000 square feet and dominating the north and south side of Ken Pratt
- Featuring an exceptional lineup of national retailers including Lowes (NAP), Ross, Marshalls, Best Buy, Dick's Sporting Goods, Michael's, Petco, Staples, DSW and more
- Ideally positioned along Highway 119 in Longmont, the shopping center is visible to over 74,000 vehicles per day with over 4 million annual visitors and is the direct beneficiary of \$18.2 billion in spending power within a 30 minute drive

### AVAILABLE

<b>1210 N</b> UNIT	<b>1,766</b> SF	<b>6240 S</b> UNIT	<b>2,257</b> SF
<b>2080 N</b> UNIT	<b>7,502</b> SF	<b>8100 S</b> UNIT	<b>2,622</b> SF
<b>5100 N</b> UNIT	<b>3,200</b> SF	<b>8240 S</b> UNIT	<b>28,028</b> SF
<b>6100 S</b> UNIT	<b>2,984</b> SF	<b>LOT 5 S</b> UNIT	<b>6,000</b> SF
<b>6120 S</b> UNIT	<b>1,866</b> SF	<b>LOT 8</b> UNIT	<b>0.988</b> ACRES
		<b>PARCEL B</b> UNIT	<b>1.387</b> ACRES







# Join These Retailers AT HARVEST JUNCTION





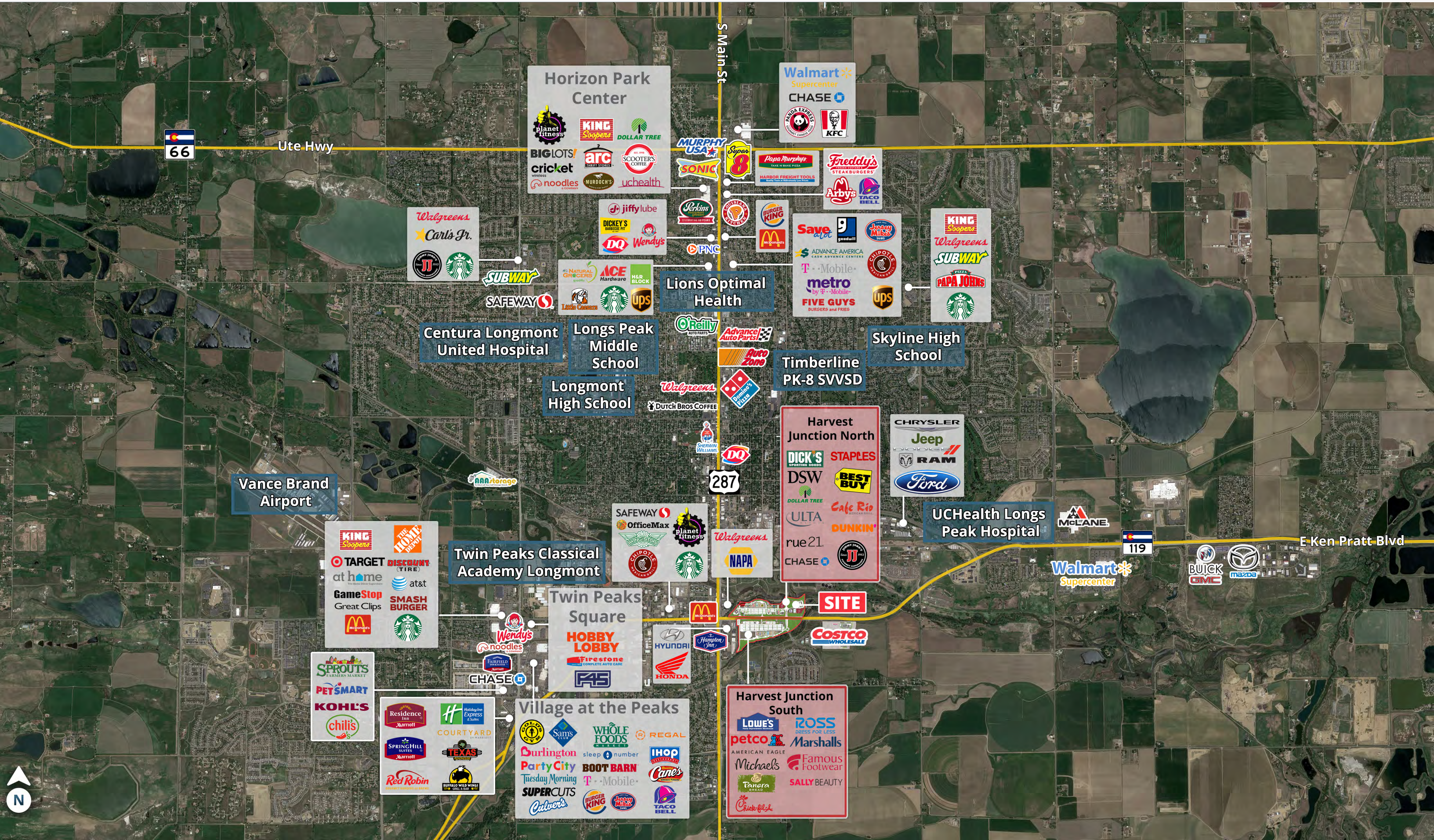
# Site Plan

## HARVEST JUNCTION

UNIT	TENANT	SIZE (SF)
1200 N	PEARL VISION	2,450
1205 N	MAURICES	5,658
<b>1210 N</b>	<b>AVAILABLE</b>	<b>1,766</b>
1240 N	DSW	14,185
2030 N	CARTER'S	4,000
2040 N	THE WAX FACTORY	1,603
2060 N	FAN OUTFITTERS	5,032
<b>2080 N</b>	<b>AVAILABLE</b>	<b>7,502</b>
3100 N	BEST BUY	30,000
3120 N	DICK'S SPORTING GOODS	50,000
3130 N	STAPLES	20,385
3160 N	ULTA BEAUTY	9,980
3180 N	MASSAGE ENVY	4,000
3200 N	JIMMY JOHNS	1,311
3220 N	DOLLAR TREE	10,513
3230 N	THE JOINT	1,334
3245 N	SPORTS CLIPS	1,346
3260 N	PINNOCHIOS	4,022
<b>5100 N</b>	<b>AVAILABLE</b>	<b>3,200</b>
5140 N	DENVER MATTRESS	5,950
LOT 6N	KONA HAWAIIAN BBQ	2,470
1425 S	PANERA	5,059
3100 S	MATTRESS FIRM	3,242
3160 S	SUMO JAPANESE	3,286
<b>6100 S</b>	<b>AVAILABLE</b>	<b>2,984</b>
<b>6120 S</b>	<b>AVAILABLE</b>	<b>1,866</b>
6140 S	TOKYO JOE'S	2,374
6200 S	RED FROG CAFE	1,560
6220 S	THE TWISTED NOODLE	1,760
<b>6240 S</b>	<b>AVAILABLE</b>	<b>2,257</b>
6280 S	BRIGHT NOW! DENTAL	2,988
<b>8100 S</b>	<b>AVAILABLE</b>	<b>2,622</b>
8120 S	EXPRESS IT MAIL CENTER	1,105
8130 S	MAIN STREET NAILS	1,309
8140 S	SALLY BEAUTY SUPPLY	1,388
8150 S	AMERICA'S BEST	1,498
8170 S	FAMOUS FOOTWEAR	7,000
8180 S	MARSHALLS	32,000
8190 S	ROSS DRESS FOR LESS	30,257
8200 S	MICHAEL'S	21,208
<b>8240 S</b>	<b>AVAILABLE - PENDING</b>	<b>28,028</b>
8280 S	PETCO	15,239
<b>LOT 5 S</b>	<b>AVAILABLE - FORMER TGI FRIDAYS</b>	<b>6,000</b>
<b>LOT 8</b>	<b>AVAILABLE - DRIVE-THRU</b>	<b>0.988 AC</b>
<b>PARCEL B</b>	<b>AVAILABLE - UP TO 6,400 SF, SELF PARKED DRIVE-THRU POSSIBLE</b>	<b>1.387 AC</b>







66

Ute Hwy

S Main St

119

E Ken Pratt Blvd

287

Horizon Park Center

Walmart Supercenter  
CHASE

Centura Longmont United Hospital

Longs Peak Middle School

Longmont High School

Timberline PK-8 SVVSD

Skyline High School

Vance Brand Airport

UCHealth Longs Peak Hospital

Twin Peaks Classical Academy Longmont

Twin Peaks Square

Harvest Junction North  
DICK'S SPORTING GOODS  
STAPLES  
DSW  
BEST BUY  
DOLLAR TREE  
ULTA  
rue21  
CHASE

TARGET  
at home  
GameStop  
Great Clips  
McDonald's  
DISCOUNT TIRE  
at&t  
SMASH BURGER  
Starbucks

SPROUTS FARMERS MARKET  
PETSMART  
KOHLS  
chillie's

Residence Inn Marriott  
SPRING HILL SUITES Marriott  
Red Robin  
COURTYARD  
TEXAS ROADHOUSE  
BUFFALO WILD WINGS

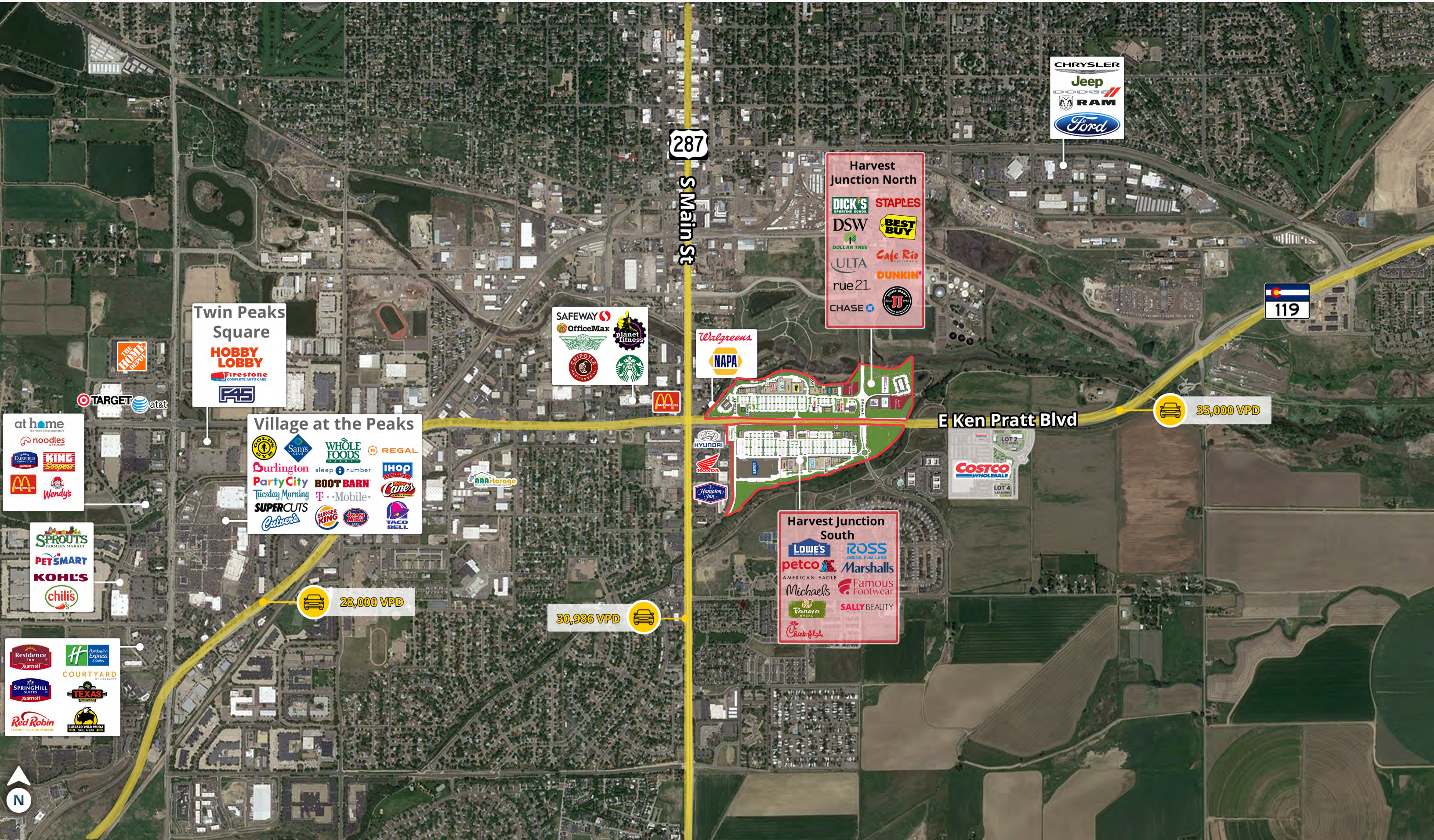
Village at the Peaks  
Sams Club  
WHOLE FOODS MARKET  
REGAL  
Burlington  
Party City  
Tuesdays Morning  
SUPER CUTS  
Culver's  
sleep & number  
BOOT BARN  
T-Mobile  
IHOP  
Cane's  
BURGER KING  
JERSEY MIBB  
TACO BELL

Harvest Junction South  
LOWE'S  
petco  
MICHAEL'S  
Panera Bread  
Chick-fil-ee  
ROSS DRESS FOR LESS  
Marshalls  
Famous Footwear  
SALLY BEAUTY

SITE







**Twin Peaks Square**  
HOBBY LOBBY  
Firestone  
FAS

**Village at the Peaks**  
Sams Club  
WHOLE FOODS  
REGAL  
Durlington  
Party City  
Taco Bell  
IHOP  
Cane's  
SUPER CUTS  
Burger King  
Taco Bell

SAFeway  
OfficeMax  
planet fitness  
Starbucks  
Chipotle

287  
S Main St

**Harvest Junction North**  
DICK'S Sporting Goods  
STAPLES  
DSW  
BEST BUY  
DOLLAR TREE  
Cafe Rio  
ULTA  
DUNKIN'  
rue21  
CHASE

Walgreens  
NAPA

CHRYSLER  
Jeep  
DODGE  
RAM  
Ford

119

E Ken Pratt Blvd

35,000 VPD

28,000 VPD

30,986 VPD

**Harvest Junction South**  
LOWE'S  
ROSS  
petco  
Marshall's  
AMERICAN EAGLE  
Famous Footwear  
Michael's  
SALLY BEAUTY  
Panera Bread  
Chick-fil-A

Residence Inn  
Marriott  
COURTYARD  
SPRINGHILL  
Marriott  
Red Robin  
BUFFALO WILD WINGS



# Harvest Junction

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## DEMOGRAPHIC HIGHLIGHTS

### 1 MILE

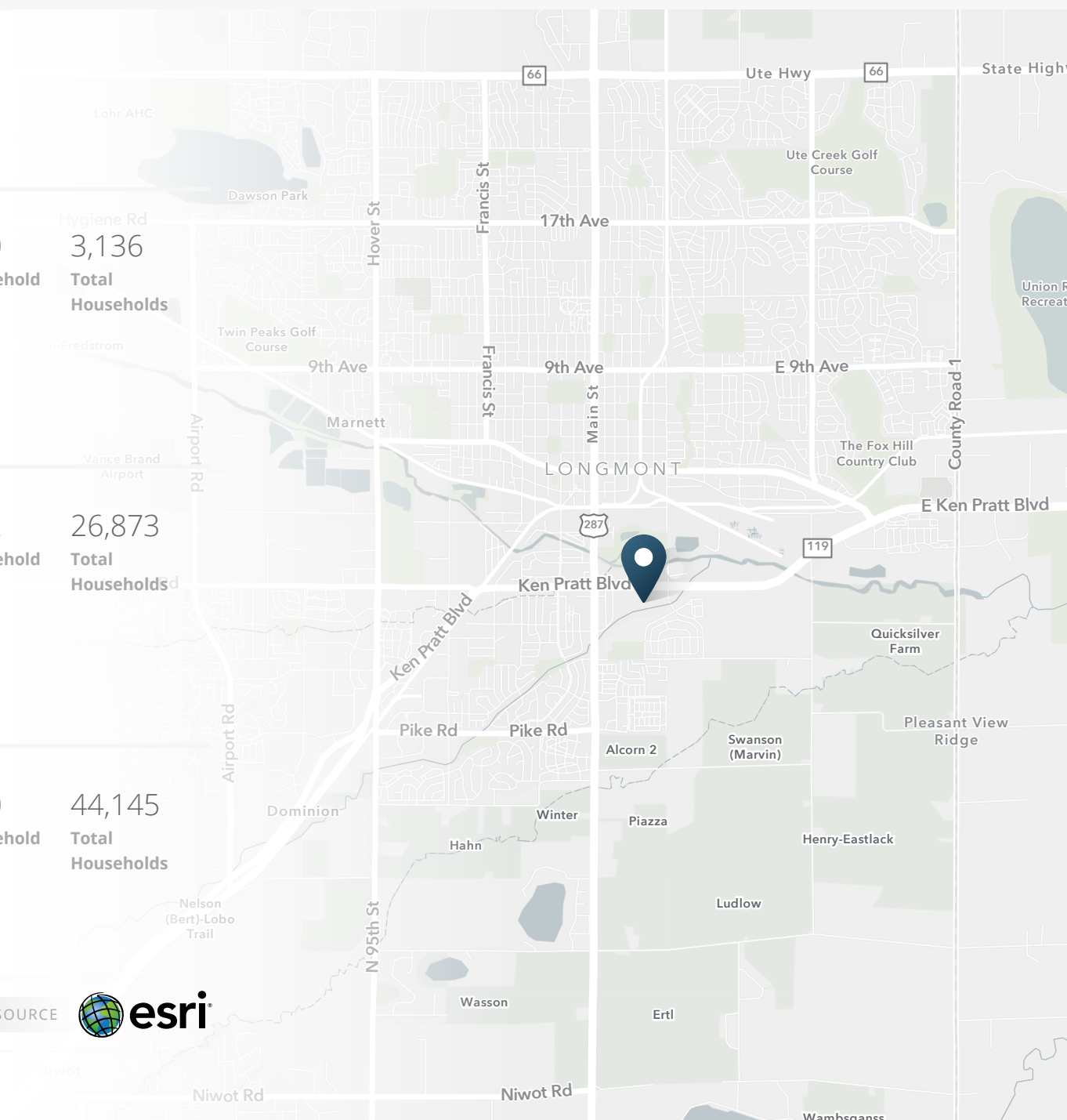
8,229 Population	10,808 Total Daytime Population	\$116,070 Average Household Income	3,136 Total Households
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### 3 MILES

67,221 Population	67,028 Total Daytime Population	\$118,142 Average Household Income	26,873 Total Households
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### 5 MILES

110,829 Population	98,917 Total Daytime Population	\$125,320 Average Household Income	44,145 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

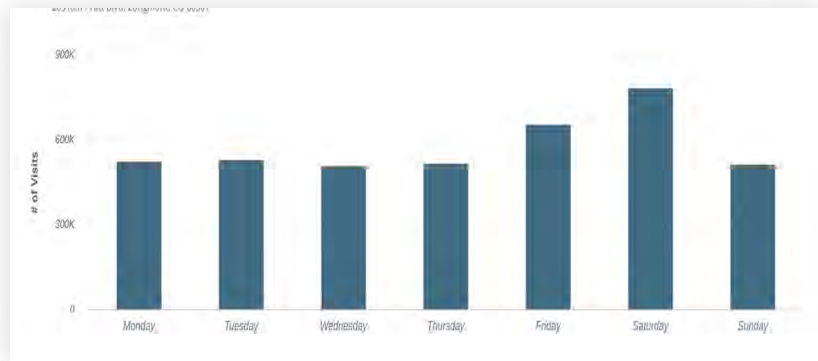


## MOBILE DATA & FOOT TRAFFIC INSIGHTS

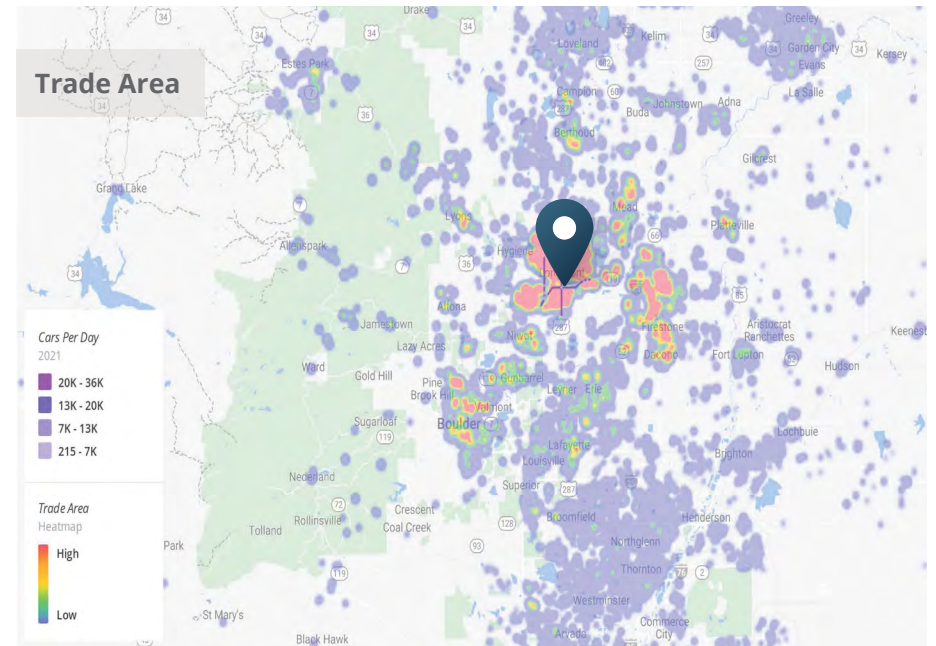
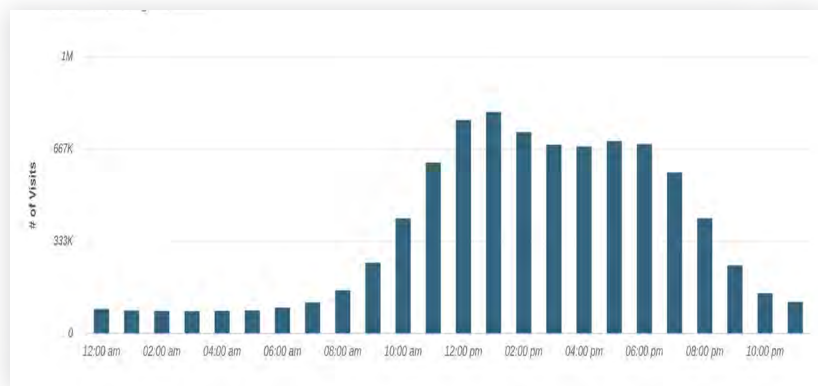
Estimated Annual Visits 03.01.2022 – 02.28.2023

Estimated # of Customers	Estimated # of Visits	Average Visits/Customer
521.9K	<b>4 Million</b>	7.72

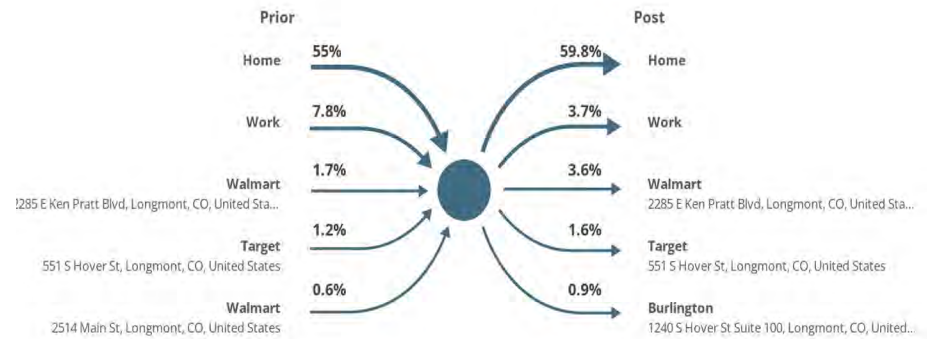
### Daily Visits



### Hourly Visits



### Customer Journey



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