

# Fox Creek Village

1611 Pace St | Longmont, CO 80504



## AVAILABLE

1,300 - 3,777 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

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



## JOIN THESE RETAILERS



*Walgreens*



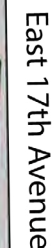
## DEMOGRAPHICS

	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





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Pace Street

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%

### Daytime Population

2023 Daytime Population	11,078	59,502	91,705
Workers	2,216	26,888	44,092
Residents	8,862	32,614	47,613

### Income

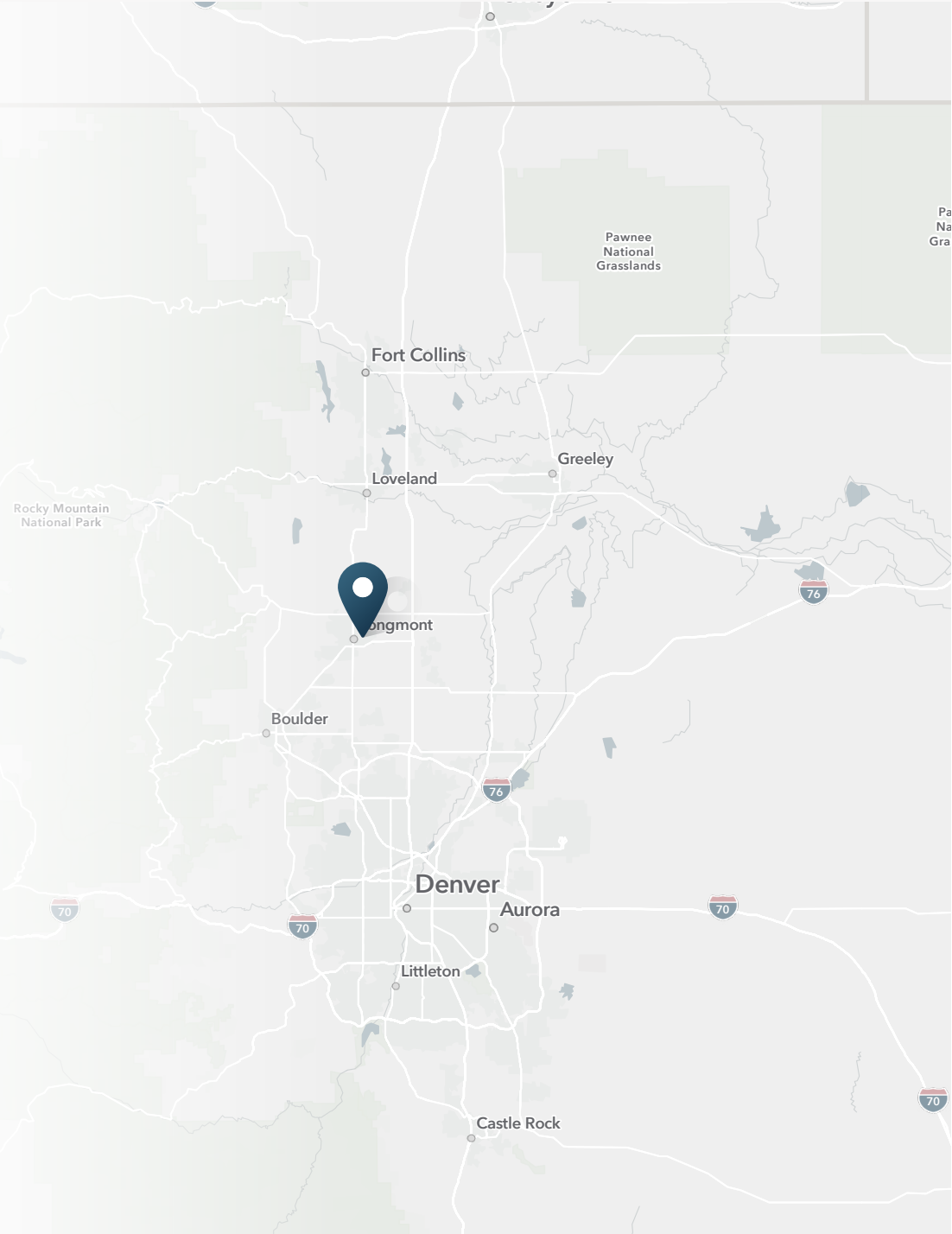
2023 Est. Average Household Income	\$127,612	\$109,966	\$115,911
2023 Est. Median Household Income	\$98,178	\$81,929	\$84,924

### Households & Growth

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%

### Race & Ethnicity

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%





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