

A photograph of two large stainless steel brewing tanks in a brewery. The tanks are cylindrical with conical bases and are connected by a network of red and blue flexible hoses. Each tank has a 'DANGER CONFINED SPACE DO NOT ENTER' safety sign. The tanks are mounted on a metal frame with legs. The background shows the interior of a brewery with other equipment and pipes.

OFFERING MEMORANDUM

**1725 Vista View Dr, B-D
and
1689 Vista View Dr
Longmont, CO**

**BREWERY/RESTAURANT
& ADJACENT LAND
FOR SALE**



Rachel Austefjord
rachel@summitcommercial.net
408.427.4757

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

PROPERTY OVERVIEW

1725 Vista View Dr, Units B - D & 1689 Vista View Dr, Longmont, CO

For Sale	Restaurant/Brewery with adjacent Land Parcel for Sale together
Price	Building: \$2,500,000 (\$195.31/sf) Land: \$550,000 (\$9.98/sf w/ 1" Water Tap) Total: \$3,050,000
Building Size	12,800 sf
Land Size	1.26 acres (55,100 sf)
Water Tap	1" (Value of Tap & Line Fee 2024: \$ 202,095)
Brewing Capacity	20 Barrel Brewing System Equipment List: See Pg 8-9 Equipment Available for Additional Purchase
Property Taxes (2025)	Brewery/Restaurant Building: \$42,219 Land Parcel: \$9,280 Total: \$51,499
Parking	Ample w/ Additional Parking on adjacent Land Parcel dedicated to Brewery/Restaurant
Jurisdiction	Unincorporated Weld County
Zoning	PUD Z-465

This exceptional turn-key brewery and restaurant opportunity is strategically located off Highway 119 in unincorporated Weld County, while offering the advantages of a Longmont address. The property boasts a prime, high-visibility location with easy access to local and regional traffic.

Designed for seamless operations, this establishment is equipped with state-of-the-art brewing facilities, a fully operational kitchen, and a unique dining area. The interior currently features a sci-fi theme but can be easily adapted to suit a variety of concepts. It includes a welcoming entrance area with a built-in café, a full bar, multiple booths, a stage area, upstairs seating, and an outdoor patio, providing a versatile and inviting space for guests. Ample parking and outdoor seating further enhance its appeal.

With its thriving location near Longmont's vibrant community and the ability to serve a growing market, this property is a unique investment for those seeking immediate operational potential in Colorado's dynamic craft beer and culinary scene.

In addition to the turn-key brewery and restaurant, the sale includes an adjacent parcel of land, offering incredible added value and future development potential. This parcel is equipped with a 1" water tap, valued at \$200,000, and provides ample parking to accommodate patrons. The additional land opens the door to a variety of possibilities, from expanding the current operations to developing new complementary ventures, making this property a truly versatile investment opportunity.

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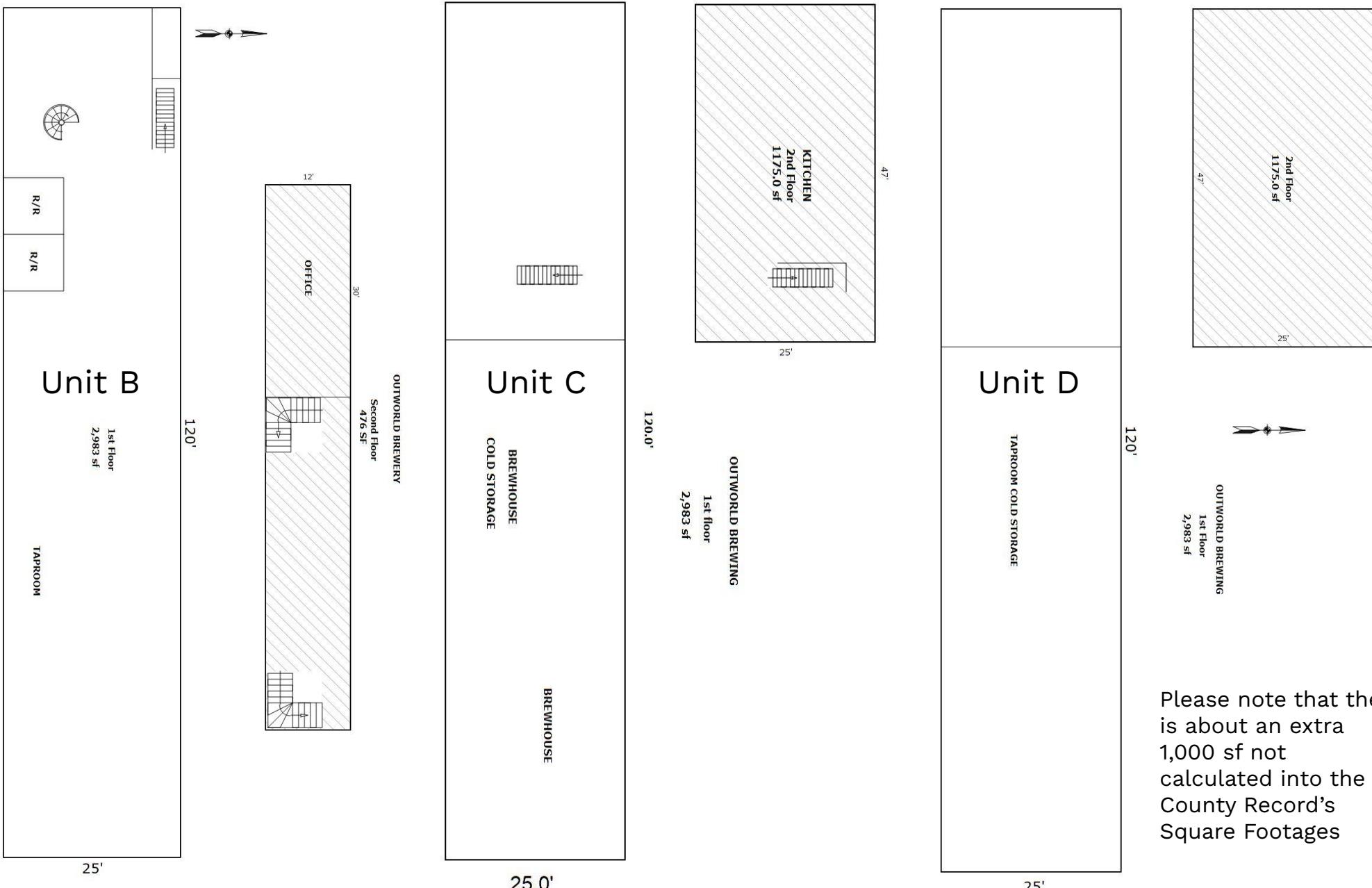
Aerial View



PROPERTY OVERVIEW

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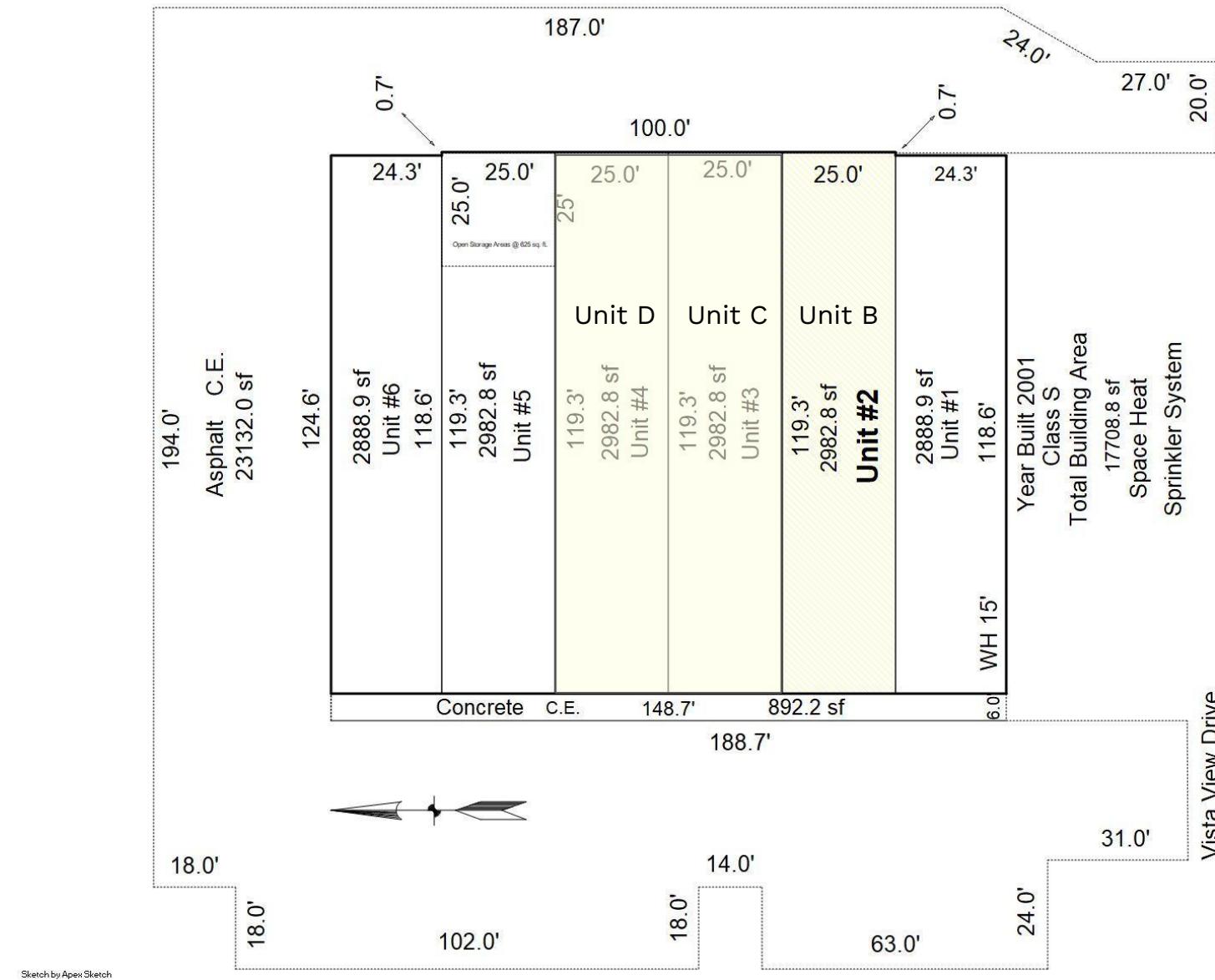
First Floor - Floor Plan



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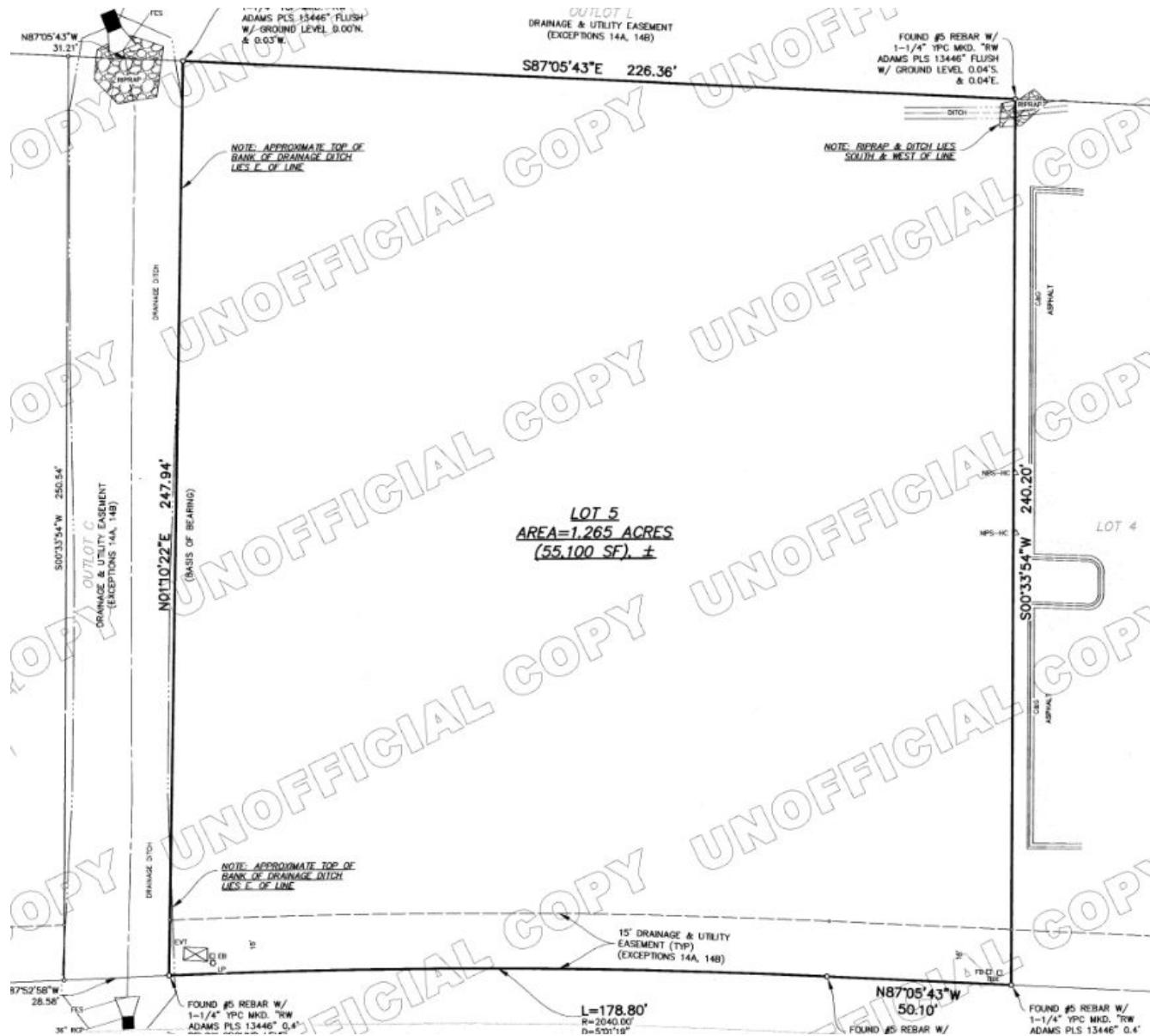
Building - Floor Plate Dimensions (3 Industrial Condo Units converted into a Brewery/Restaurant)



Please note that there is about an extra 1,000 sf not calculated into the County Record's Square Footages

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1725 Vista View Dr, Units B - D & 1689 Vista View Dr, Longmont, CO
Land Parcel



AREA DEMOGRAPHICS

1725 Vista View Dr, Units B - D & 1689 Vista View Dr, Longmont, CO

DEMOGRAPHICS

CATEGORIES	1 Mi	3 Mi	5 Mi
Population	1,696	18,230	88,219
Average Household Income	\$161,850	\$141,287	\$129,507
Median Disposable Income	\$97,957	\$87,287	\$80,722
Bachelor's/Grad/Prof Degree	54.0%	53.0%	44.7%
Went to Restaurant/Steak House 4+ Times/30 Days	25.1%	24.2%	24.1%
Retail Demand: Food Services & Drinking Places	\$4,179,786	\$39,602,899	\$169,319,984
Retail Goods Expenditures: Alcoholic Beverages	\$592,155	\$5,781,452	\$24,633,395

TRAFFIC COUNTS

LOCATION	CARS/DAY
Colorado Highway 119 (Building Signage Along Highway!)	35,000
County Line Rd 3 1/2 and Vista View Dr (Entrance to Business Park)	1,788

Brewing Equipment List

1725 Vista View Dr, Units B - D & 1689 Vista View Dr, Longmont, CO

ITEM	Year Acquired
Columbia Boiler	2017
Steam Valves for Brew House	2017
Malt Mill - 9x12 single pair, includes mill stand, crate and shipping	2017
Single Wall tank plus parts and freight IN, 21 BBL Brite Tank 2	2017
Single Wall tank plus parts and freight IN, 21 BBL Brite Tank 1	2017
20 BBL Fermentation Vessel 2 - Uni-tank plus parts and freight IN	2017
20 BBL Fermentation Vessel 1 - Uni-tank plus parts and freight IN	2017
Blending Tank_Single Wall Brite	2017
Pumps on Cart	2018
Keg Washer	2018
Glycol Install; piping	2018
Keg Filling Station	2018
Brewing Equipment	2018
Reach-in Freezer - Atosa model	2018
Crowler Machine	2019

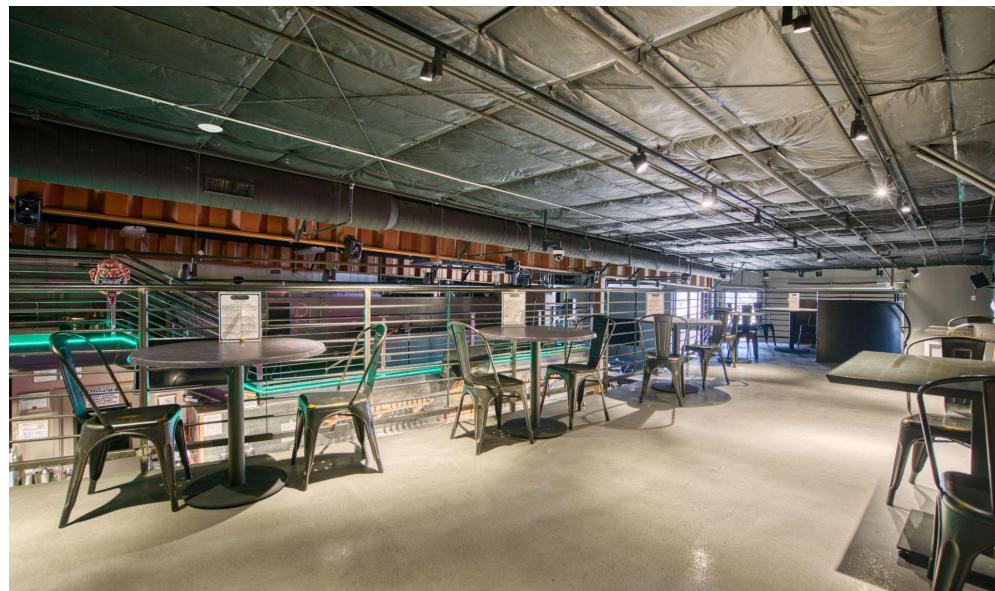
Bar & Restaurant Equipment List

1725 Vista View Dr, Units B - D & 1689 Vista View Dr, Longmont, CO

ITEM	Year Acquired
True TU-24-HC 24 Undercounter Refrigerator 14cu	2018
Undercounter Refrigerator	2019
Advance Tabco SLI-12-12 Underbar Ice Bin 12" x 18"	2019
Avantco Black Counter Height Sliding Glass Refrigerator	2019
Back Bar Cabinet, Refrigerated- Atosa Model MBB69G	2019
Ice Bin - BK Resources Model BKIB-CP7-3612-18S	2019
Ice Bin- Glastender Model IBB-36-CP10	2019
Beverage Counter BK Resources Model BEVT-3048L	2019
MagiKitchenChar Broiler (used)	2019
Chef Base CRES72	2019
Reach-In Freezer-Atosa Catering Model MBF8503	2019
Salamander Broiler; Gas-Atosa Catering Model ATSB-36	2019
Convection Oven, Gas-Blodgett Oven Model DFG-100 (used)	2019
Microwave Convection Oven w/ liner, rack, basket- ACP Model ACE14V	2019
Mega Top Sandwich/ Salad Preparation Refrigerator- Atosa Catering Equip Model MSF8308	2019
Undercounter Refrigerator- Atosa Catering Equip Model MGF8402	2019
Food Slicer, Electric - Hobart Model 2712 (used)	2019
Furniture_Restaurant: chairs, tables, and bar stools	2019
La Marzocca Linea 4 Group Espresso Machine Model 4AV DUAL PID	2019
Microwave Convection Oven - Amana	2018
Coffee Equipment (used)	2018

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Bar & Dining Room



PROPERTY OVERVIEW

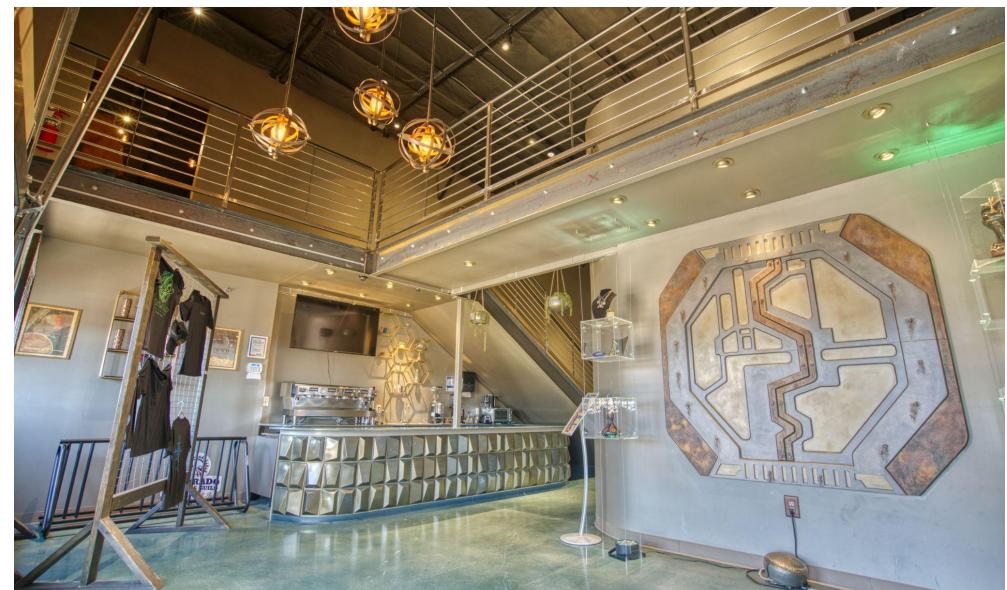
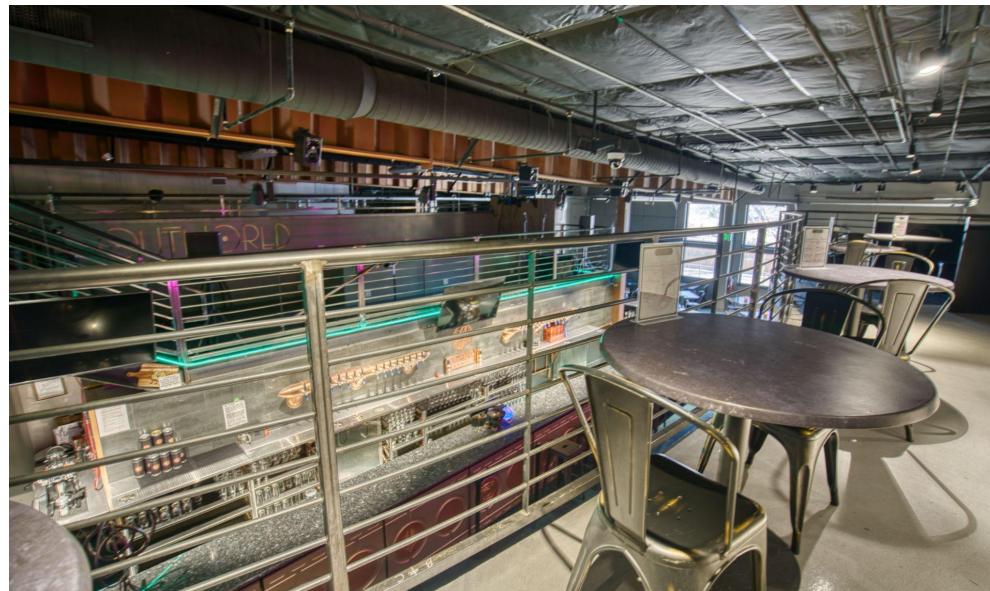
1725 Vista View Dr, Units B - D & 1689 Vista View Dr, Longmont, CO
Brewing Equipment & Cold Room



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Upstairs Seating, Stage Overlooking Bar, Upstairs Private Event Room, & Entryway/Cafe



CONTACT US

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Rachel Austefjord
rachel@summitcommercial.net
408.427.4757



Kyle Conarro
kyle@summitcommercial.net
303.827.9436