

2614 MAIN STREET

Longmont, CO 80504



FOR SALE

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PROPERTY DETAILS

AVAILABLE FOR SALE

LAND AREA

1.07 AC (46,587 SF)

GLA

4,220 SF

BUILT

2006

CITY/COUNTY

Longmont/Boulder

ZONING

MU-R (Mixed-Use Regional Center)



PROPERTY HIGHLIGHTS

AVAILABLE FOR SALE

ABOUT THE PROPERTY

56 min drive to Denver International Airport

- Walmart Anchored
- Deed restricted against another bank or credit union. Other restrictions include oil change, tire shop, liquor store, spa, and gas
- Strong intersection in HWY. 66 and HWY. 287
- New multifamily project opened directly to east with 336 units

TRAFFIC COUNTS

Year: xxxx | Source: xxxx

HWY. 287

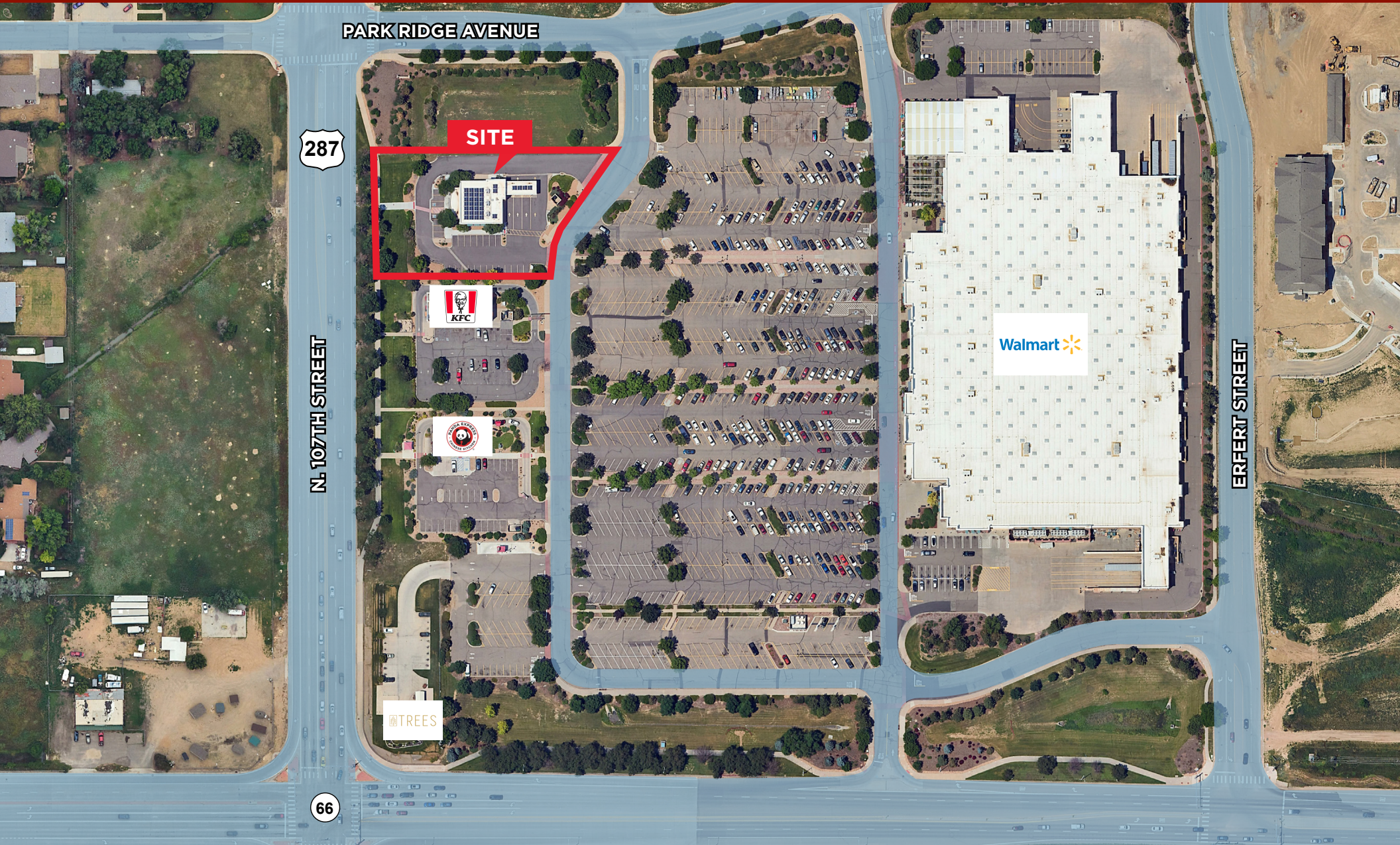
26,290 VPD

HWY. 66

28,902 VPD

JOIN THESE RETAILERS









DEMOGRAPHIC HIGHLIGHTS

AVAILABLE FOR SALE

Population	1 Mile	3 Miles	5 Miles
2025 Estimated Population	8,963	64,954	93,093
2030 Projected Population	8,912	64,532	93,487
Proj. Annual Growth 2025 to 2030	-0.57%	-0.65%	0.42%

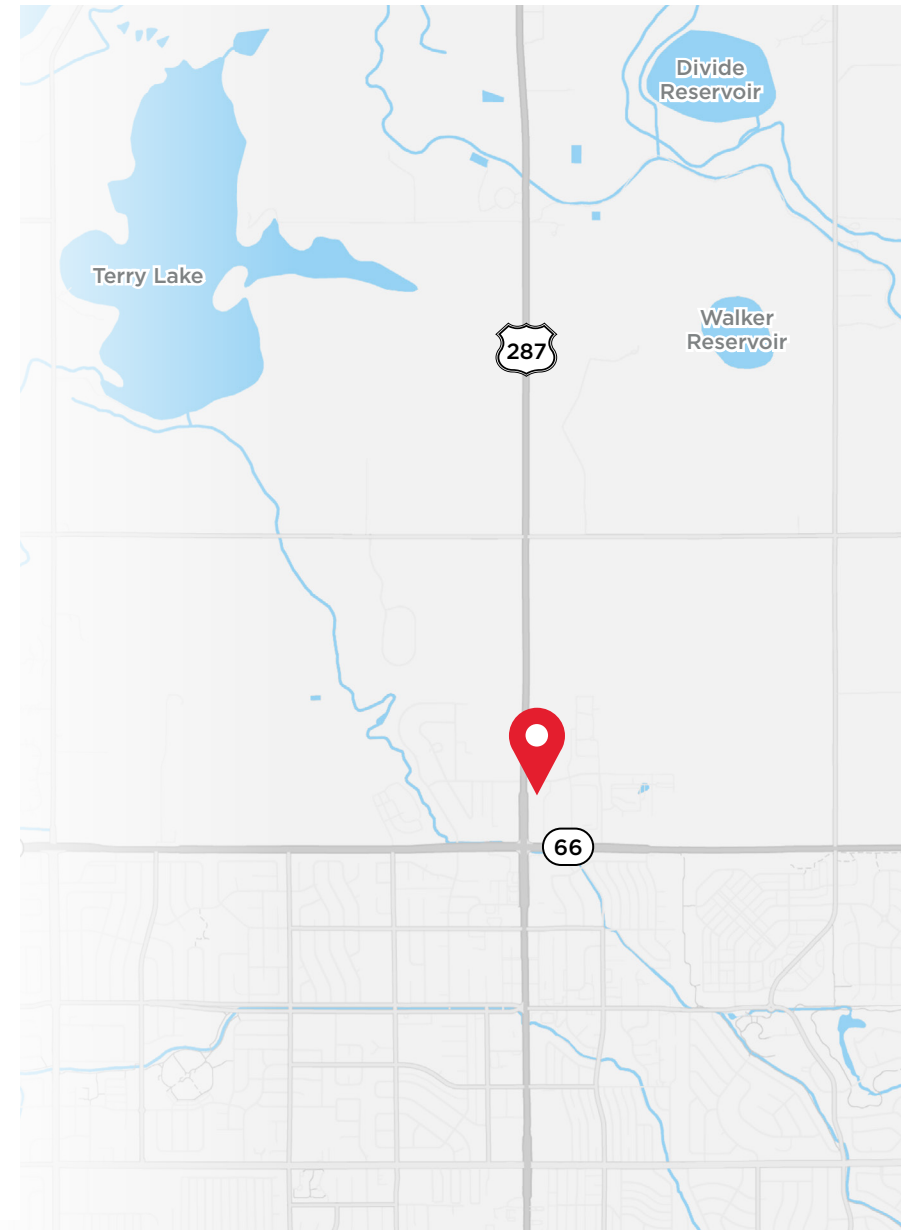
Daytime Population	1 Mile	3 Miles	5 Miles
2025 Daytime Population	8,784	64,635	93,906
Workers	4,817	34,856	50,504
Residents	3,967	29,779	43,402

Income	1 Mile	3 Miles	5 Miles
2025 Est. Average Household Income	\$98,841	\$107,250	\$110,304
2025 Est. Median Household Income	\$72,658	\$82,600	\$85,059

Households & Growth	1 Mile	3 Miles	5 Miles
2025 Estimated Households	3,676	26,203	37,409
2030 Estimated Households	3,652	26,036	37,572
Proj. Annual Growth 2025 to 2030	-0.65%	-0.64%	0.44%

Race & Ethnicity	1 Mile	3 Miles	5 Miles
2025 Est. White	68.27%	71.94%	72.00%
2025 Est. Black or African American	0.79%	1.02%	1.10%
2025 Est. Asian or Pacific Islander	1.79%	2.24%	2.64%
2025 Est. American Indian or Native Alaskan	0.61%	0.63%	0.60%
2025 Est. Other Races	28.54%	24.18%	23.67%
2025 Est. Hispanic (Any Race)	31.79%	26.20%	25.59%

Source: CoStar



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ABOUT COLORADO RETAIL SERVICES

Patrick McGlinchey, Justin Gregory, and Jack Lazzeri comprise Cushman & Wakefield's Colorado Retail Services team, based in the firm's **Denver office**. The team specializes in all facets of retail and commercial land across Colorado and the surrounding region, as well as specialized assignments. Collectively, they have completed hundreds of transactions totaling more than \$500 million and are consistently recognized as a top-producing team.

The team offers deep experience and continuity, with Patrick and Justin having partnered for over a decade and Jack working alongside them for more than six years. They are supported by brokerage specialist Nico Demetrian, who brings more than a decade of experience, further strengthening the team's execution and elevating client service. Their approach is grounded in core principles: responsive execution, data-driven brokerage, an efficient and modern operating structure, best-in-class marketing, and a high-energy, client-focused mindset.