

Redevelopment Opportunity

Property Details

CBRE, as exclusive advisors, is pleased to present for sale 1840 Mountain View Avenue & 1331 Linden Street—a 0.81-acre corner site primed for redevelopment next to the CommonSpirit Longmont Hospital complex, just 30 minutes from Boulder, CO with views of the Front Range. Located within St. Vrain Valley School District and zoned Mixed-Use Neighborhood (MU-N) for numerous uses including residential; this site is in excellent position for redevelopment.

Property Highlights:

- + Sale Price: \$825,000 | ±\$23/SF (Land)
- + Site Size: ±0.81 acres
- + Boulder County Parcel #s: 120533220005 & 120533220005
- + Located within City of Longmont on bus route
- + Mixed-Use Neighborhood Zoning (MU-N)
- + Steps from CommonSpirit Longmont Hospital complex

Permitted Uses:

- + Medical/Dental/Veterinary
- + Restaurant/Bar/Brewery
- + Dwelling, Live/Work
- + Group Care
- + Day Care
- + Office
- + Bank

1840 Mountain View Ave.
1331 Linden St.
Longmont, CO 80501
www.cbre.com/denver



0.81-ACRE Corner Medical Office Site

1840 Mountain View Ave. & 1331 Linden St. | Longmont, CO 80501

For Sale



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0.81-ACRE Corner Medical Office Site

1840 Mountain View Ave. & 1331 Linden St. | Longmont, CO 80501

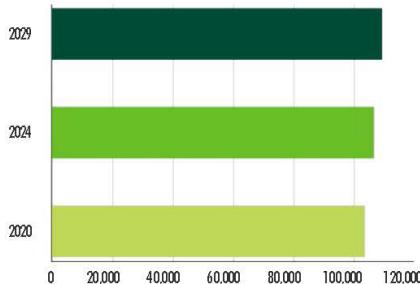
For Sale

CBRE

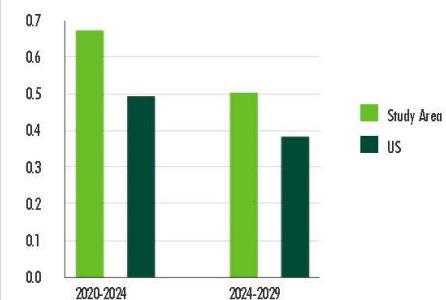
AREA SUMMARY

POPULATION

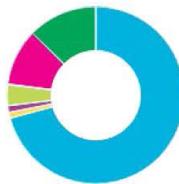
POPULATION BY YEAR



% COMPOUND ANNUAL POPULATION GROWTH



RACE & ETHNICITY



24.6% HISPANIC/LATINO POPULATION (ALL RACES)

INCOME

\$97,295

MEDIAN HOUSEHOLD INCOME

\$52,262

PER CAPITA INCOME

HOME OWNERSHIP

60.1%

OWNER-OCCUPIED UNITS

EMPLOYMENT

41,564 EMPLOYEES

3,862 BUSINESSES

3.3% RESIDENTIAL UNEMPLOYMENT RATE

EDUCATION



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1840 MOUNTAIN VIEW AVE 5 MILES

Longmont

Q3 2023 Q4 2023 Q1 2024 Q2 2024 Q3 2024

Total NRA 850,557 850,557 850,557 850,557 850,557

Under Construction SF N/A N/A N/A N/A N/A

Direct Vacant % 6.9% 7.2% 8.0% 6.0% 6.9%

Sublease Vacant % 0.6% 1.2% 1.2% 1.2% 0.8%

Direct Available % 8.7% 8.8% 8.6% 7.7% 8.7%

Sublease Available % 1.2% 1.2% 1.2% 1.2% 0.8%

Sublease Available SF 10,061 10,061 10,061 10,061 6,911

Direct Net Absorption SF 5,611 7,296 (6,072) 16,920 (5,118)

Direct Asking Lease Rate (FSG) \$21.15 \$21.50 \$22.20 \$21.53 \$21.12

Activity vs. Direct Vacant Percent



Direct Vacant SF vs. Direct Asking Lease Rate (FSG)



2015 2016 2017 2018 2019 2020 2021 2022 2023 2024

of Buildings 44 44 42 40 40 38 38 38 38 38

Total NRA 974,909 974,909 929,909 898,549 898,549 847,597 850,557 850,557 850,557 850,557

Under Construction SF N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A

Direct Vacant % 10.7% 10.1% 16.2% 6.0% 4.5% 4.8% 4.3% 6.0% 7.2% 6.9%

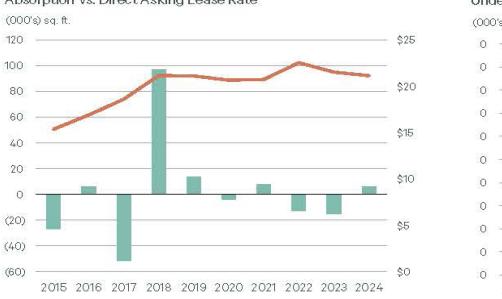
Total Available SF 186,630 148,756 179,509 111,232 67,433 68,871 56,259 86,559 84,691 80,927

Sublease Available SF 4,733 3,891 6,825 3,891 N/A 4,613 8,628 12,489 10,061 6,911

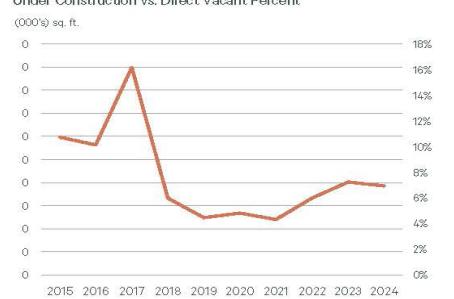
Direct Asking Lease Rate (FSG) \$15.35 \$16.89 \$18.60 \$21.15 \$21.09 \$20.63 \$20.72 \$22.52 \$21.50 \$21.12

Direct Net Absorption SF (27,025) 5,909 (\$1,651) 96,663 13,585 (4,046) 7,647 (\$12,891) (14,997) 5,730

Absorption vs. Direct Asking Lease Rate



Under Construction vs. Direct Vacant Percent



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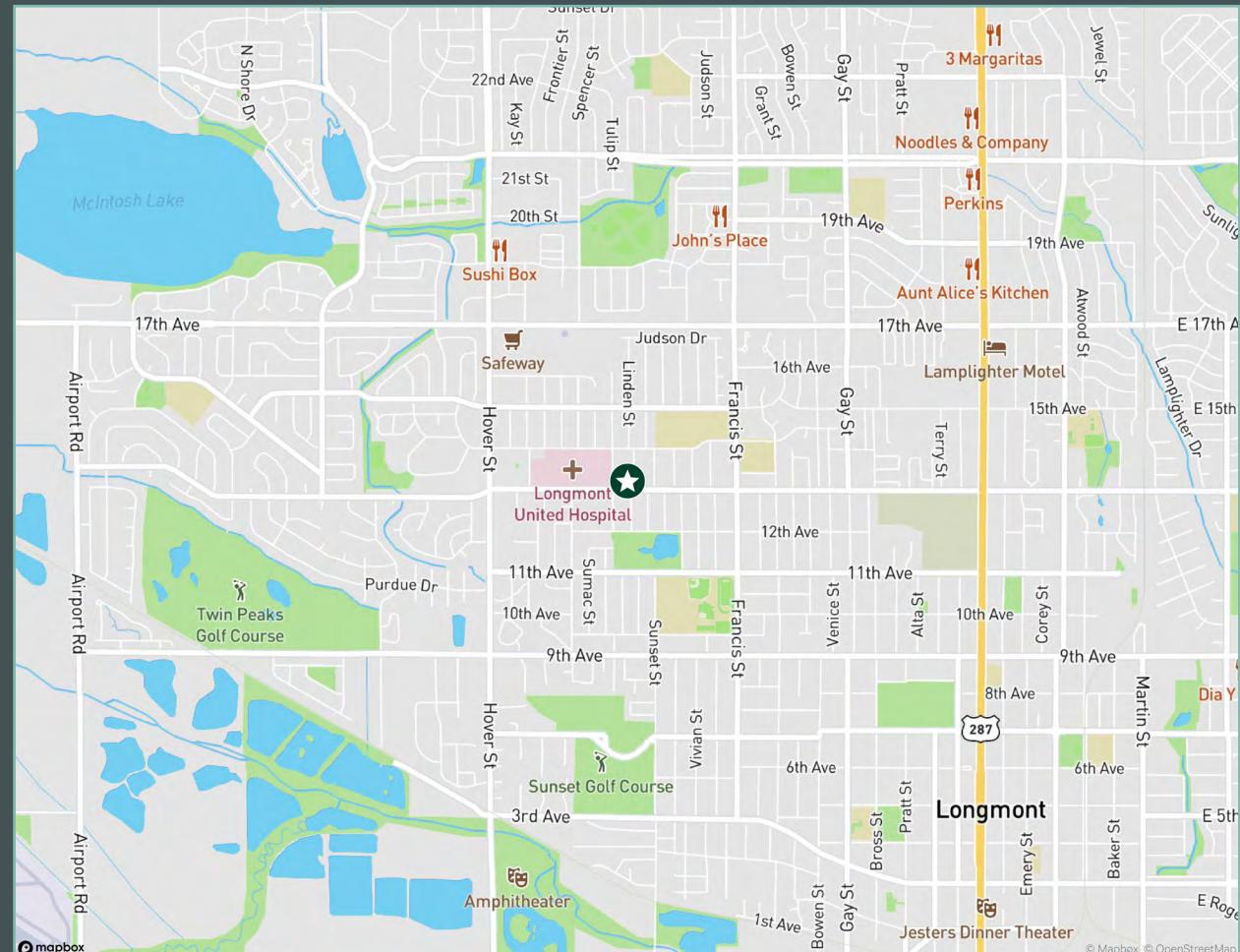
For Sale

Vicinity Map

Price: \$825,000 | ±\$23/SF (Land)

Permitted Secondary Uses

- + Multifamily
- + Single-Family Attached
- + Independent Living Facility
- + Boardinghouse/Roominghouse
- + Assembly Uses
- + Hospital



Contact Us

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