

1350

KANSAS AVE
LONGMONT, CO 80501



PREMIER BOULDER COUNTY FLEX/R&D FACILITY

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EXECUTIVE SUMMARY

Unique Properties, Inc is pleased to present to qualified investors/users the opportunity to purchase 1350 Kansas Avenue in Longmont, CO. The property is a +/- 16,104 SF freestanding flex/industrial building directly off of Hwy 119 & S Sherman St. The property allows for owner/users in a multitude of industries to take advantage of its functional floorplan and central location to other stable trade areas. The building is well-suited for Manufacturing/R&D/Tech/Engineering/Light Assembly companies and many more. The building features multiple private offices, large conference rooms, manufacturing & assembly areas, large loading doors into a storage warehouse, a shipping and receiving area, and multiple machine shop specific rooms (i.e. clean room, inspection areas, and metal shop). Further, the property has been professionally maintained with mature landscaping and an HQ-like setting.

LEASE RATE

\$13.50/SF NNN

BLDG SIZE

16,104 SF

LOT SIZE

1.07 ACRES

AVAILABILITY

June 1, 2023

ZONING

MU-E
(Mixed-Use Employment)

HIGHLIGHTS

- Ø Premier Boulder County Flex/Industrial Property
- Ø Freestanding Building on Large Lot with a Functional Buildout
- Ø Central Longmont Location off of Hwy 119
- Ø For Lease - Available June 1, 2023



BEAUTIFUL LONGMONT LOCATION!

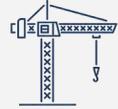
PROPERTY SUMMARY

ADDRESS



1350 KANSAS AVE
LONGMONT, CO 80501

YEAR OF CONSTRUCTION



1989

RENOVATED



2008

TAXES



\$33,607.18
(2021)

TOTAL BUILDING SF



16,104 SF

TOTAL LAND SF



46,604 SF
1.07 ACRES

ZONING



MU-E
(MIXED-USE EMPLOYMENT)

PARKING



43 SPACES



PROPERTY SUMMARY

POWER



HEAVY
FIVE-PANELS: 3-PHASE, 600
VOLT, 1200 AMP

HVAC



TWO - 15 TON RTU
ONE - 20 TON RTU
FULL VENTILATION SYSTEM

LOADING



ONE - 16' X 6' DRIVE-IN
ONE - 16' X 8' DOCK-HIGH

OFFICE | WAREHOUSE



± 40/60%

CEILING HEIGHT



VARIOUS
(12'-18')

ADDITIONAL



VENTILATION HOOD



INVESTMENT HIGHLIGHTS



FUNCTIONAL FLEX BUILDING

- Ø Heavy Power, Large Parking Lot and Ample HVAC/Ventilation Systems
- Ø High Clear Warehouse with Large Loading Doors
- Ø Comprised of Manufacturing, Light Assembly, R&D and Office Space

RARE OPPORTUNITY

- Ø Well-Suited for R&D or Tech/Engineering Companies
- Ø Central Location in a Market with High Barriers to Entry
- Ø Well Maintained Building with an HQ-like Setting



SITE OVERVIEW

**Nearby Major
Cross Streets:**

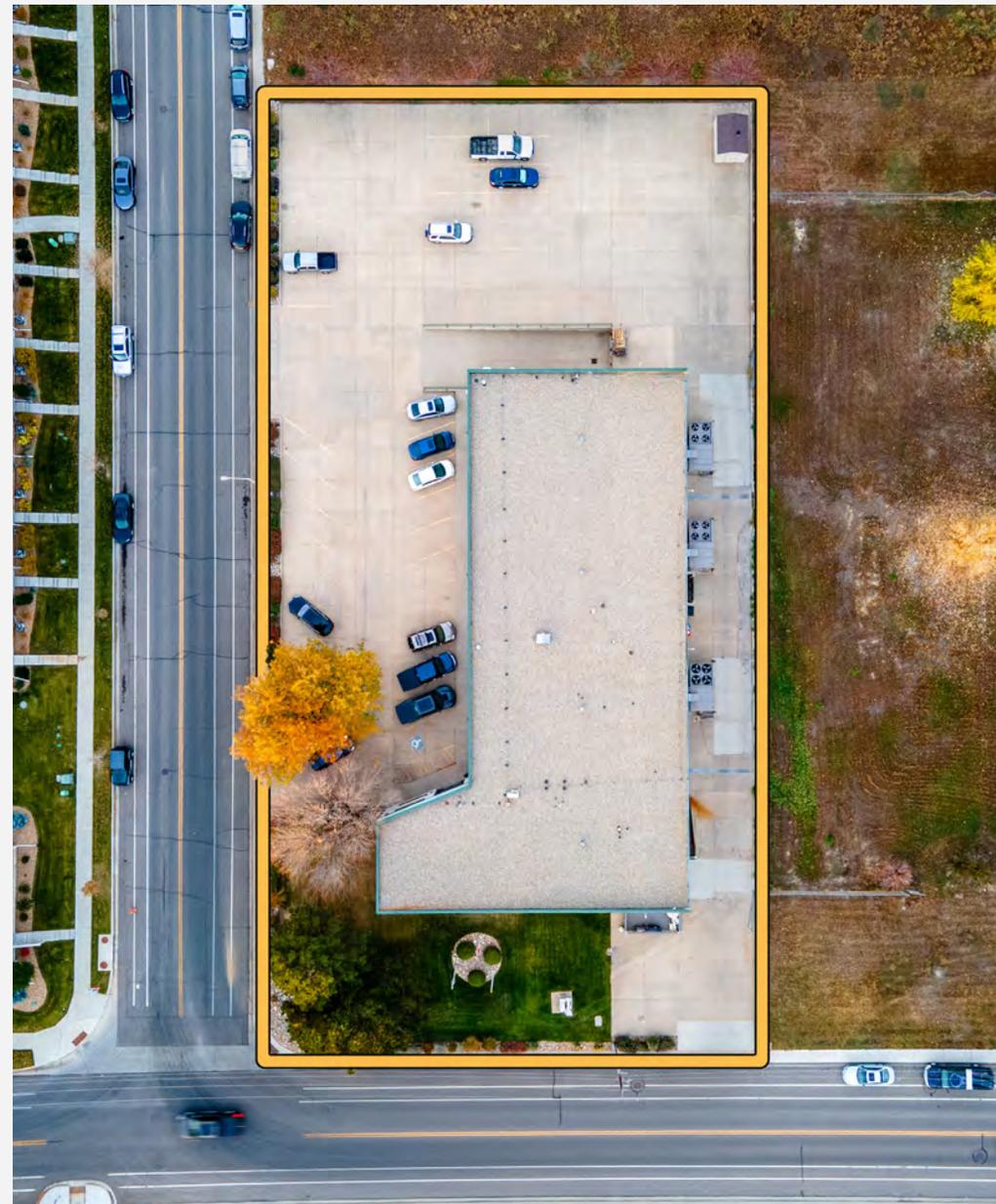
S Sherman St & Kansas Ave

Land Area:

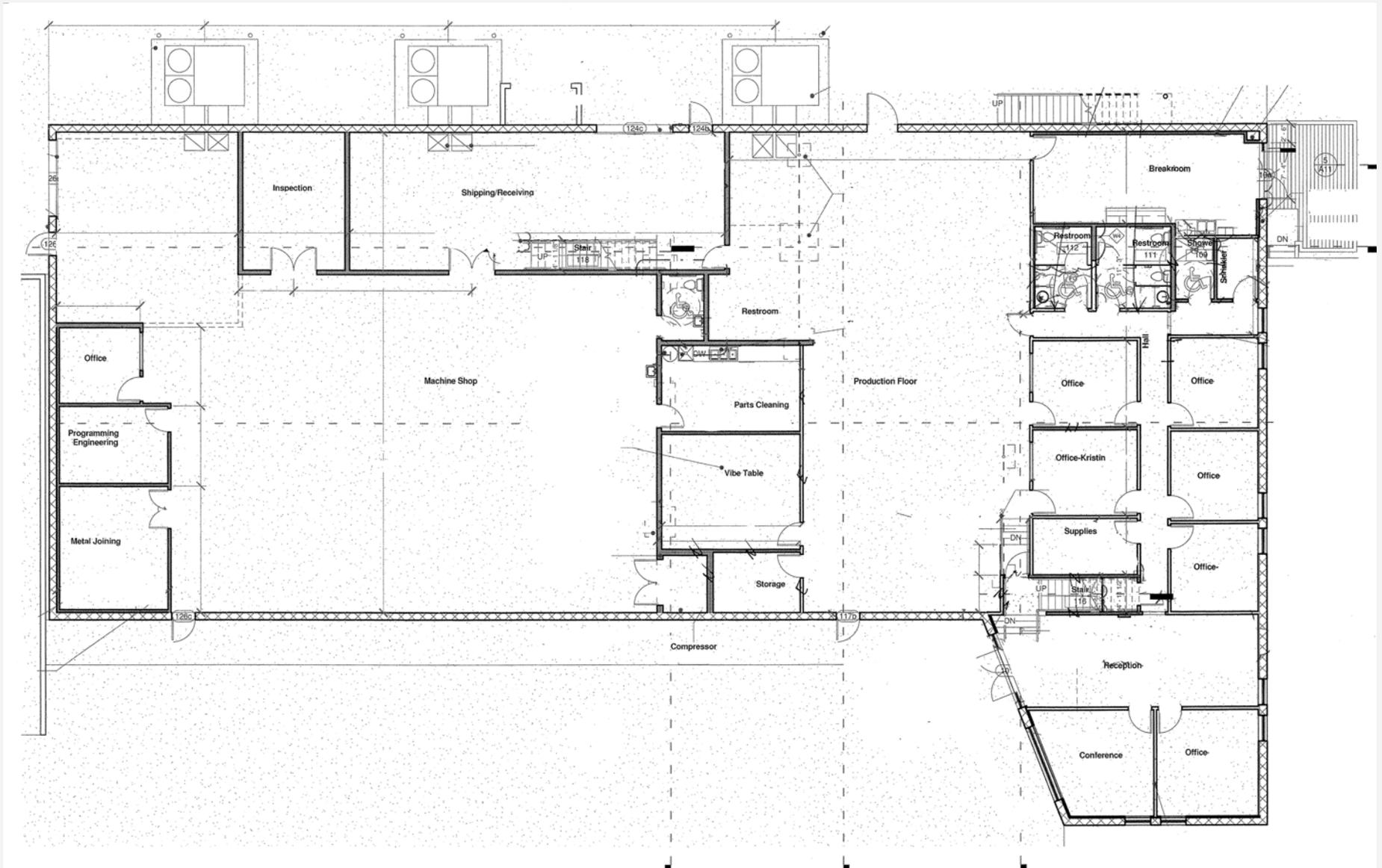
46,740 SF | 1.07 AC

Zoning:

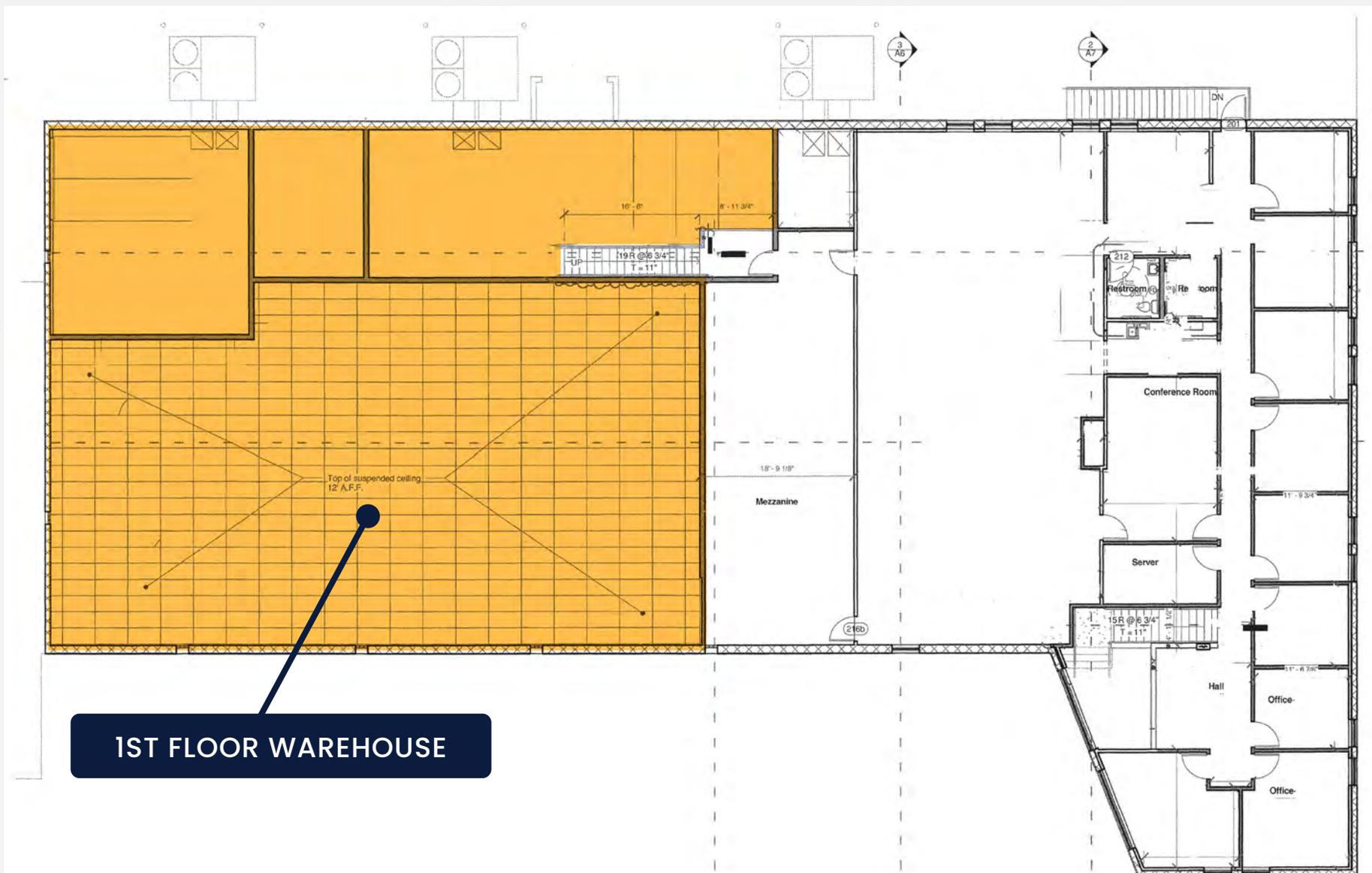
MU-E (Mixed-Use Employment)
Full Zoning Code [HERE](#)



FLOORPLAN - FIRST FLOOR



FLOORPLAN - SECOND FLOOR



PROPERTY PHOTOS



PROPERTY PHOTOS



RETAIL MAP

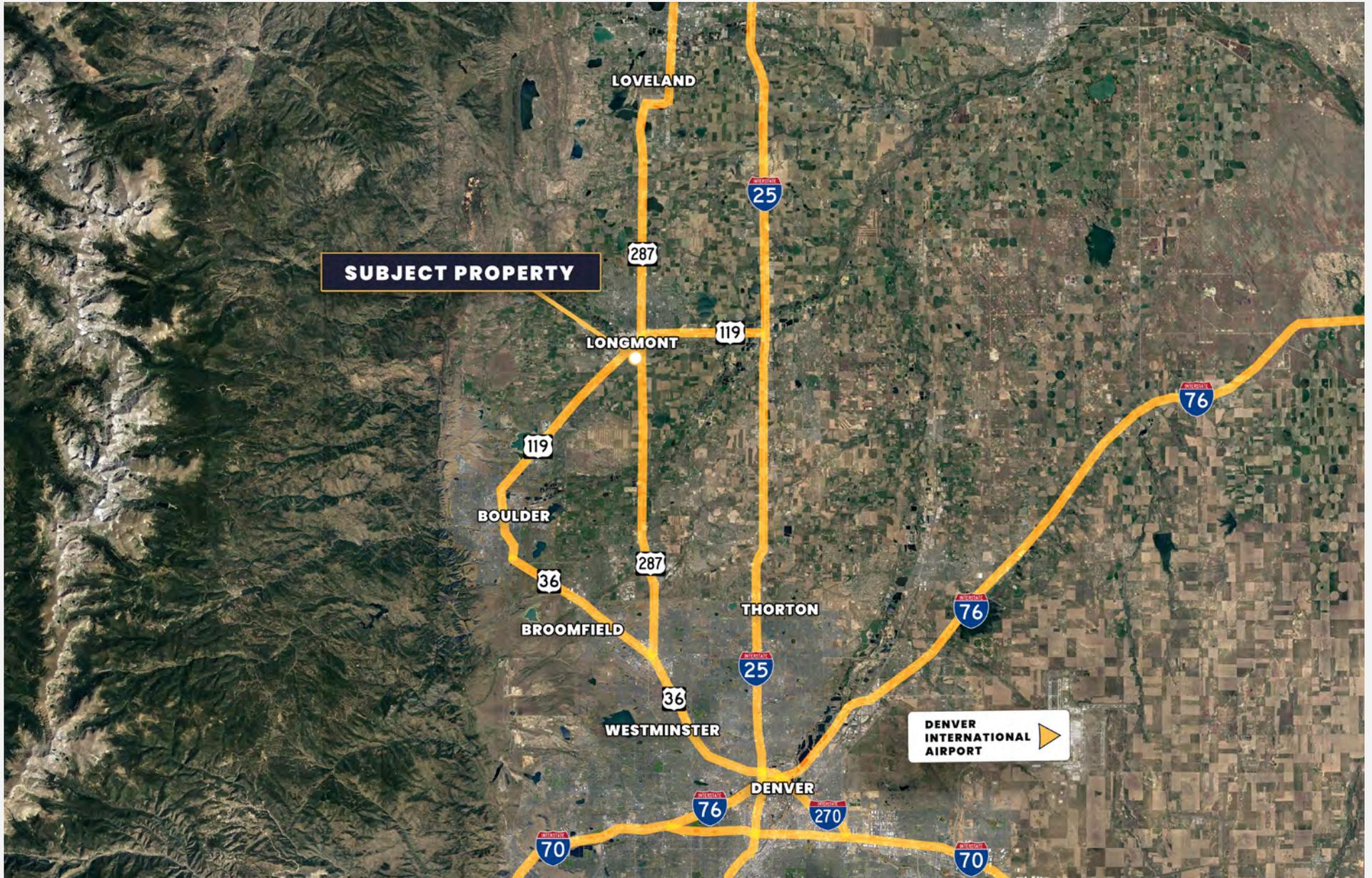


DRIVE TIMES

- DOWNTOWN BOULDER - 14 MILES | 26 MINUTES
- DENVER INTERNATIONAL AIRPORT - 42 MILES | 46 MINUTES

SUBJECT PROPERTY
1350 KANSAS AVE

LOCATION MAP



DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2022 POPULATION	7,114	59,833	106,322
2027 POPULATION PROJECTION	7,302	61,475	109,508
ANNUAL GROWTH 2010-2022	0.9%	1.0%	1.0%
ANNUAL GROWTH 2022-2027	0.5%	0.5%	0.6%
MEDIAN AGE	38	38.8	39.2

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2022 HOUSEHOLDS	2,549	23,774	41,423
ANNUAL GROWTH 2022-2027	0.6%	0.6%	0.6%
MEDIAN HOUSEHOLD INCOME	\$80,448	\$79,428	\$82,989
AVG HOUSEHOLD SIZE	2.8	2.5	2.6
AVG HOUSEHOLD VEHICLES	2.00	2.00	2.00

HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
AVG HOUSEHOLD INCOME	\$101,698	\$101,681	\$105,833
MEDIAN HOUSEHOLD INCOME	\$80,448	\$79,428	\$82,989

HOUSING VALUES	1 Mile	3 Miles	5 Miles
MEDIAN HOME VALUE	\$372,318	\$430,407	\$437,708
MEDIAN YEAR BUILT	1976	1981	1988

TRAFFIC COUNT	Volume	Year	Distance From Subject
S SHERMAN ST CROSS ST: KANSAS AVE S	1,925	2022	0.06 mi
S SHERMAN ST CROSS ST: KANSAS AVE N	1,585	2022	0.07 mi
SKEN PRATT BLVD CROSS ST: S SUNSET ST SW	24,521	2022	0.27 mi



St. Vrain State Park (Longmont Times)

LOCATION OVERVIEW

RECREATION AND ENTERTAINMENT

Longmont offers several parks, recreation centers, and golf courses. City programs offered cover fitness and wellness, aquatics, and nature and outdoor recreation.

McIntosh Lake – McIntosh Lake offers 3.5 miles of easy walking trails and beautiful views of the Rocky Mountains, most notably Longs Peak and Mt. Meeker. McIntosh Lake is a reservoir, and as such, is part of the statewide ditch and reservoir system. Non-motorized boating is permitted.

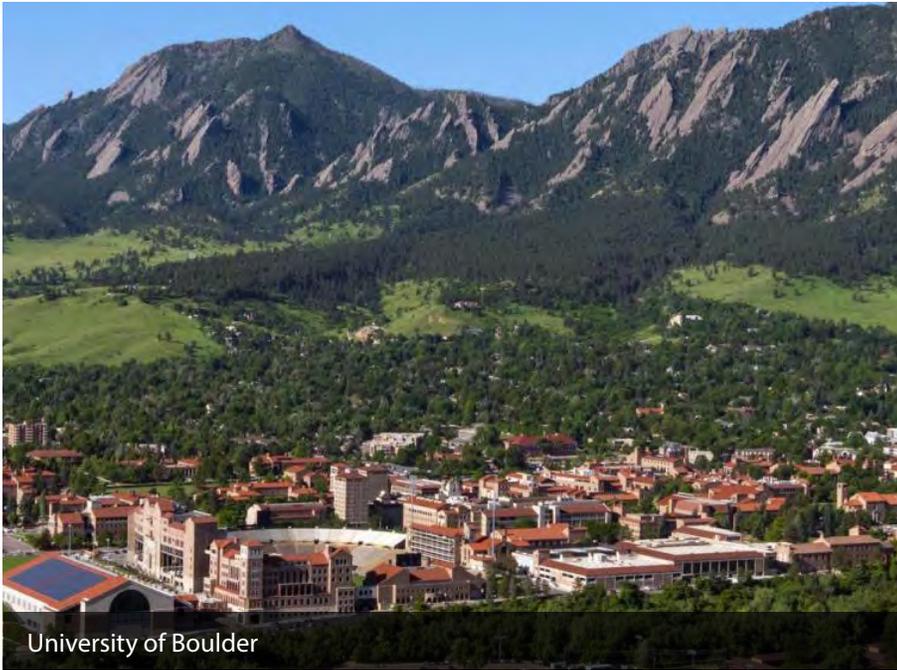
Dawson Park borders McIntosh Lake on the northwest side of Longmont. With commanding views of the mountains, this 15-acre park offers shoreline fishing, tennis, and a restful walking trail system. Dawson Park adjoins the McIntosh Lake District Park which also links to Flanders Park and Boulder County's Lohr Open Space and Agricultural Heritage Center at Lohr-McIntosh Farm.

Downtown Longmont – With over 40 local restaurants, locally owned shops and boutiques, brewpubs, public art and historic walking tours, Longmont's quaint and historic downtown is a top destination for locals and tourists. The downtown area is one of 26 Certified Creative Districts in the state of Colorado, home to art galleries, two theaters, music venues, and other businesses that foster and promote all levels of creativity.

Breweries / Cidery / Distilleries / Craft Beverages – Two of Colorado's largest craft brewers, Left Hand Brewing Company and Oskar Blues Brewery, are headquartered in Longmont. In total, Longmont has over 12 breweries, four distilleries, and a cidery that offer tours, tastings, and unique events.

St. Vrain State Park – This Colorado state park is a popular birding destination, hosting the state's largest rookery of Blue Heron, and is home to several other bird species including migrating waterfowl, eagles, and pelicans. Other park activities include year-round fishing, hiking, and camping. In total, the park offers 604 acres of land and 152 acres of water split among several ponds.

Denver – Denver is a world-renowned outdoor recreational hub and offers a thriving arts and culture scene, from world-class museums to unique art districts as well as eight professional sports teams. A large number of the most popular Denver attractions are within a one-hour drive from the property, such as Landry's Downtown Aquarium, Denver Zoo, the Denver Art Museum, and downtown Denver's 16th Street Mall. Other key entertainment and cultural city venues include Denver Performing Arts Center, Sports Authority Field at Mile High, Pepsi Center, Denver Museum of Nature & Science, Colorado History Museum, Molly Brown Museum, Denver Botanic Gardens, and Coors Field – home to the major league baseball franchise the Colorado Rockies.



University of Boulder



Denver International Airport

HEALTH CARE

Longmont United Hospital – At 1.4 miles from the subject, Longmont United Hospital is a full-service hospital and includes a 24-hour emergency department. The hospital is a Level III Trauma Center and employs more than 900 area residents. In August 2015, Longmont United Hospital was acquired by Centura Health. The hospital has four Centura Health Physician Group clinic locations affiliated with the hospital, with locations in Longmont, Lyons, Berthoud, and Niwot.

EDUCATION

University of Colorado Boulder (CU Boulder) – The University of Colorado Boulder is a public research university located in Boulder and is the flagship university of the University of Colorado system. The university comprises nine colleges and schools and offers over 150 academic programs with an enrollment of more than 33,200 students.

The University of Colorado Denver (CU Denver) – This public research university is a part of the University of Colorado system. CU Denver is the largest research institution in Colorado, attracting more than \$375 million in research grants annually. The university has two campuses – one in downtown Denver at the Auraria Campus, and the other at the Anschutz Medical Campus located in neighboring Aurora. CU Denver offers more than 140 degree programs in 13 schools and colleges. CU Denver has an enrollment of approximately 19,500 students.

AIRPORTS

Denver International Airport (DIA) – DIA provides a central location to serve the region and is the only major airport built in the United States in the past 27 years. The \$4.2 billion facility encompasses 53 square miles and the airport system has a regional impact of nearly \$28 billion, supporting more than 195,750 jobs in all industries. Denver International Airport is one of the world's busiest hubs and set a new passenger record in 2018 with 64.5 million travelers.

LONGMONT, CO

Longmont is 35 miles north of Denver, comprising 29-plus square miles in the highly desirable northern Front Range area. Incorporated in 1873 and chartered as a home rule city in 1961, the population of Longmont has increased to just over 95,000 residents in 2019, rising from 87,461 residents in 2010. According to city officials, Longmont has reached approximately 82% of residential buildout and 47% of its job capacity buildout in commercial and industrial development.

The city provides funding to several local economic development partners, including the Longmont Economic Development Partnership, Visit Longmont, the Boulder County Latino Chamber of Commerce, and the Colorado Enterprise Fund. The city's primary economic development organization, Longmont EDP, provides business recruitment, retention and expansion services on behalf of the city of Longmont. The organization focuses on primary employers, the startup community, and non-primary local business. In 2016 and 2017, the Longmont EDP and the City of Longmont attracted the Smuckers Corporation to the area; it has recently completed the first phase of a new facility to produce a growing product line called Uncrustables. The new plant will create 250 jobs in phase one and 250 more when phase two is complete.

Other notable local employers, in addition to Smuckers Corporation and Longmont United Hospital, are Seagate Technology (1,379 employees), West Safety Services Division (674 employees), Circle Graphics (560 employees), McLane Western (446 employees), the Federal Aviation Administration (444 employees), and Crocs (375 employees). In addition, the city of Longmont and St. Vrain Valley Schools employ over 5,200 area residents.

The city is a part of the Boulder Metropolitan Statistical Area, offering other significant employers, including the University of Colorado at Boulder, which employs over 6,650 area residents. Longmont is also positioned within the broader 12-county Denver-Aurora, CO Combined Statistical Area with an estimated population of more than 3.4 million residents. This bustling metropolis is one of the fastest-growing in the U.S. and is widely recognized for its exceptional balance of a thriving economy, healthy lifestyle and urban, as well natural, amenities.

BOULDER MSA LARGEST EMPLOYERS

EMPLOYER	EMPLOYEES
University of Colorado at Boulder	6,652
St. Vrain Valley School District	4,661
Boulder Valley School District	4,381
Boulder County	1,957
IBM Corporation	1,800
Boulder Community Hospital	1,796
Medtronic Surgical Technologies	1,700
Ball Aerospace & Technologies Corporation	1,616
City of Boulder	1,400
National Center for Atmospheric Research	1,226

Source: Colorado Department of Labor

Sources: Greystone Research, US Census Bureau, US Bureau of Labor, Wikipedia, CoStar Analytics, Google Maps, Denver.org, Metro Denver Economic Development Corp., City of Longmont, City of Denver, Department of Numbers, Colorado Association of Realtors, Colorado Department of Labor, Hotpads.



Village at the Peaks (Villageatthepeaks.com)

SHOPPING AND DINING

Daily Conveniences – There are numerous retail shops, amenities, and services a short distance from the property. At 0.8 miles at the 17th Avenue and Hover Road intersection is Centennial Square, an open-air shopping plaza anchored by Safeway grocery and Dollar Tree. Eagle Grill is on site and other stores and service businesses nearby include Walgreens Pharmacy, Starbucks, Carl’s Jr, and Baskin-Robins.

Along the Route 287 corridor is a Walmart Supercenter, Natural Grocers and King Soopers grocery stores, Planet Fitness, and numerous eateries. A Target store is 4.2 miles south of the property, also in Longmont.

Village at the Peaks – Located in Longmont, Village at the Peaks is Boulder County’s newest lifestyle destination. As a redevelopment of the former Twin

Peaks Mall by Newmark Merrill Mountain States, the Village at the Peaks is designed to mirror the lifestyle of the Longmont community with a mix of large-format anchors, one-of-a-kind services, restaurants, and experiences.

On-site are Sam’s Club, Tuesday Morning, Chuck & Don’s, Supercuts, Verizon, T-Mobile, Whole Foods Market, Gold’s Gym, and Regal Cinemas, as well as several other retail outlets and service businesses. Eateries include Culver’s, Bad Daddy’s Burger Bar, La Madeleine, Next Door American Eatery, The Melt, and more.

Eateries – Some of the local dining establishments nearest to the subject include 3 Margaritas Longmont, Perkins Restaurant & Bakery, Noodles and Company, and fast food establishments Taco Bell, McDonald’s, Wendy’s, KFC, and Sonic Drive-In.

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The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

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