



FOR SALE OR LEASE

# Harvest Junction

205-210 Ken Pratt Boulevard | Longmont, CO 80501

*PineTree* **Wafra**



# Harvest Junction

**205-210 Ken Pratt Boulevard  
Longmont, CO 80501**

- Harvest Junction is the number one best-in-class retail destination in Longmont, consisting of over 363,000 square feet and dominating the north and south side of Ken Pratt
- Featuring an exceptional lineup of national retailers including Lowes (NAP), Ross, Marshalls, Best Buy, Dick's Sporting Goods, Michael's, Petco, Staples, DSW and more
- Ideally positioned along Highway 119 in Longmont, the shopping center is visible to over 74,000 vehicles per day with over 4 million annual visitors and is the direct beneficiary of \$18.2 billion in spending power within a 30 minute drive







# Join These Retailers AT HARVEST JUNCTION





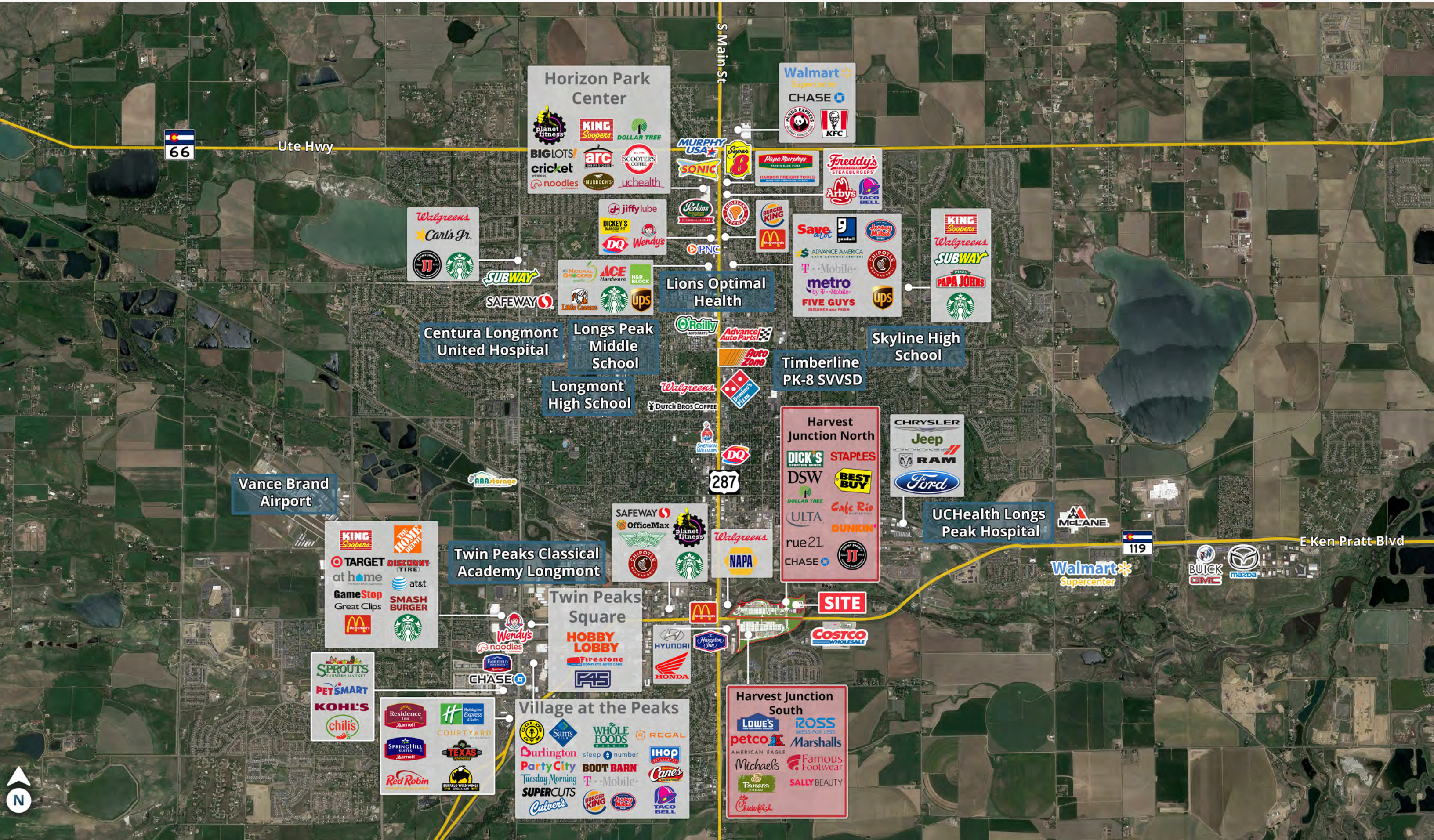
Site Plan  
HARVEST JUNCTION

HARVEST JUNCTION NORTH		
UNIT	TENANT	SIZE (SF)
1200 N	PEARL VISION	2,450
1205 N	MAURICES	5,658
1210 N	AVAILABLE	1,766
1240 N	DSW	14,185
2030 N	CARTER'S	4,000
2040 N	THE WAX FACTORY	1,603
2060 N	FAN OUTFITTERS	5,032
2080A N	SMILE DOCTORS	3,090
2080B N	AVAILABLE	4,460
3100 N	BEST BUY	30,000
3120 N	DICK'S SPORTING GOODS	50,000
3130 N	STAPLES	20,385
3160 N	ULTA BEAUTY	9,980
3180 N	MASSAGE ENVY	4,000
3200 N	JIMMY JOHNS	1,311
3220 N	DOLLAR TREE	10,513
3230 N	THE JOINT	1,334
3245 N	SPORTS CLIPS	1,346
3260 N	PINNOCHIOS	4,022
5100 N	AVAILABLE	3,200
5140 N	DENVER MATTRESS	5,950
LOT 6N	KONA HAWAIIN BBQ	2,470

HARVEST JUNCTION SOUTH		
UNIT	TENANT	SIZE (SF)
1425 S	PANERA	5,059
3100 S	MATTRESS FIRM	3,242
3160 S	SUMO JAPANESE	3,286
6100 S	AVAILABLE	2,984
6120 S	AVAILABLE	1,866
6140 S	TOKYO JOE'S	2,374
6200 S	RED FROG CAFE	1,560
6220 S	THE TWISTED NOODLE	1,760
6240 S	AVAILABLE	2,257
6280 S	BRIGHT NOW! DENTAL	2,988
8100 S	AVAILABLE	2,622
8120 S	EXPRESS IT MAIL CENTER	1,105
8130 S	MAIN STREET NAILS	1,309
8140 S	SALLY BEAUTY SUPPLY	1,388
8150 S	AMERICA'S BEST	1,498
8170 S	FAMOUS FOOTWEAR	7,000
8180 S	MARSHALLS	32,000
8190 S	ROSS DRESS FOR LESS	30,257
8200 S	MICHAEL'S	21,208
8240 S	NORDSTROM RACK	28,028
8280 S	PETCO	15,239
LOT 5 S	Nana's Dumplings	6,000
LOT 8	AVAILABLE - DRIVE-THRU	0.988 AC
PARCEL B	AVAILABLE - UP TO 6,400 SF, SELF PARKED, DRIVE-THRU POSSIBLE	1.387 AC













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## DEMOGRAPHIC HIGHLIGHTS

### 1 MILE

8,229	10,808	\$116,070	3,136
Population	Total Daytime Population	Average Household Income	Total Households

### 3 MILES

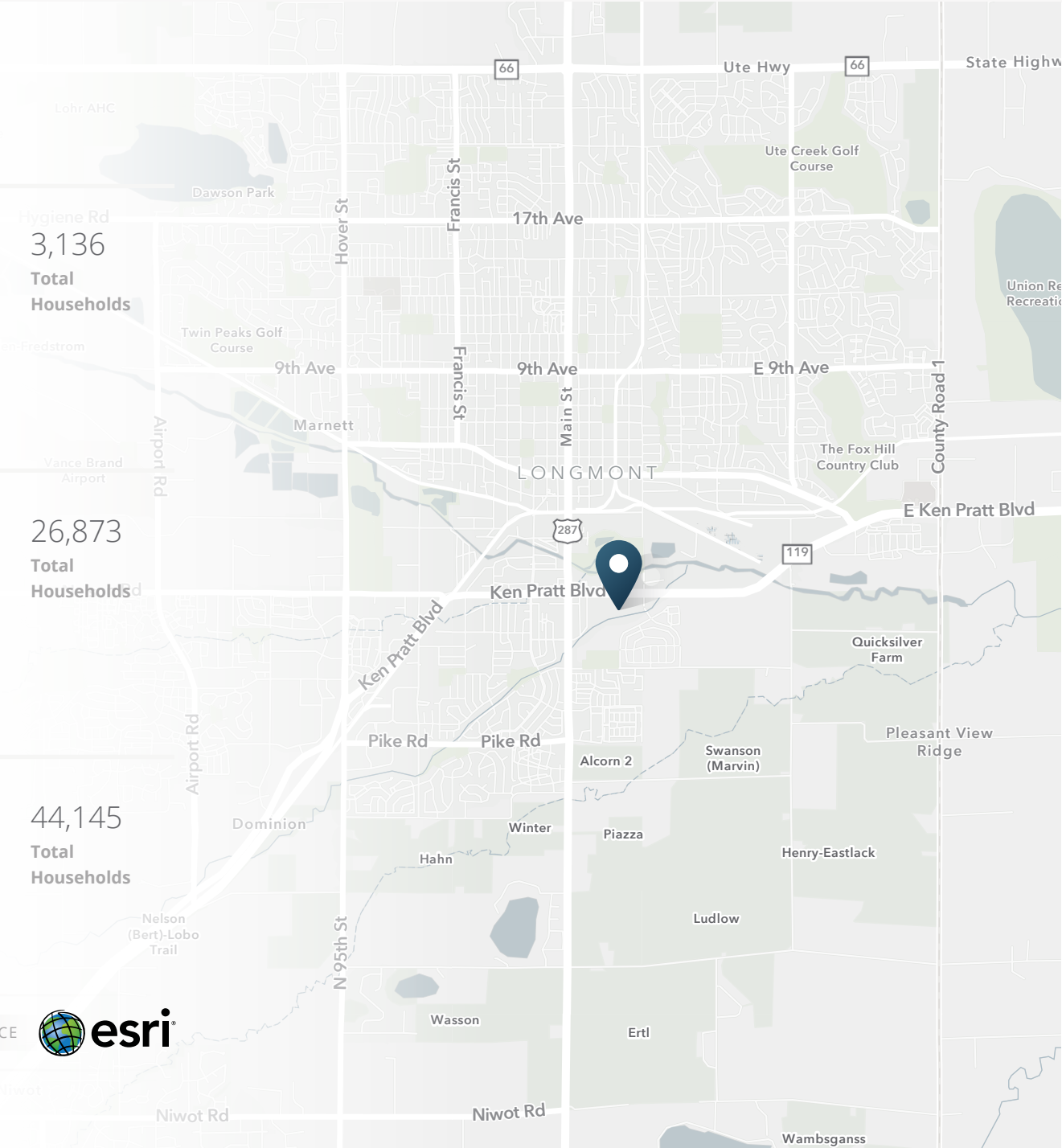
67,221	67,028	\$118,142	26,873
Population	Total Daytime Population	Average Household Income	Total Households

### 5 MILES

110,829	98,917	\$125,320	44,145
Population	Total Daytime Population	Average Household Income	Total Households

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



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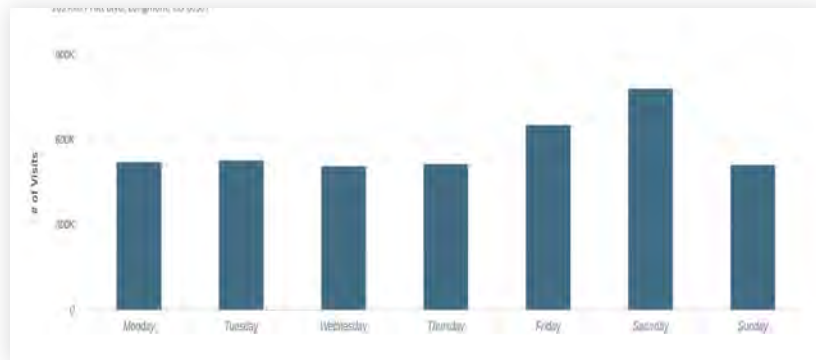
## MOBILE DATA & FOOT TRAFFIC INSIGHTS

Estimated Annual Visits

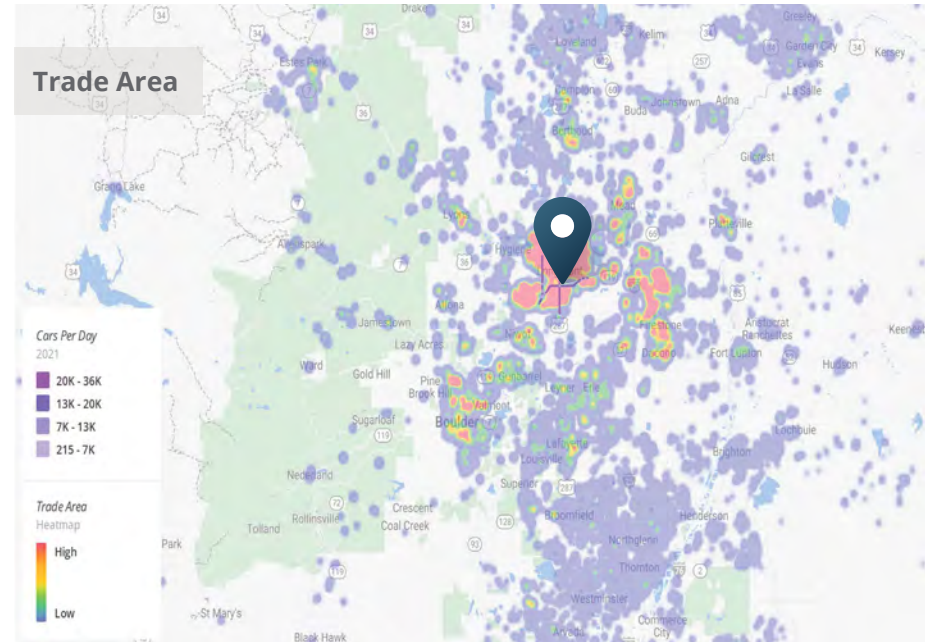
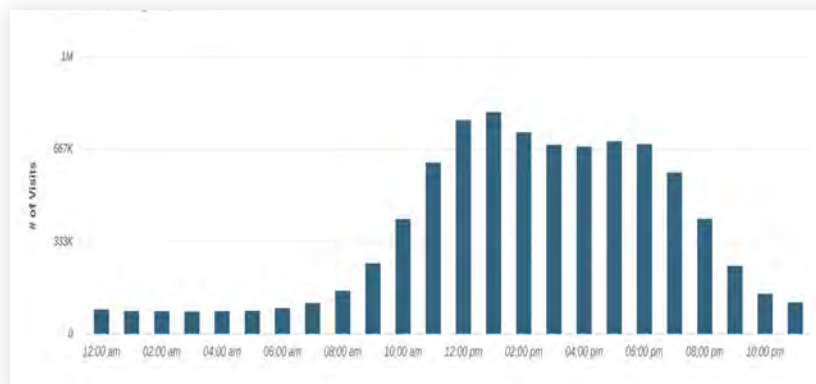
03.01.2022 – 02.28.2023

Estimated # of Customers	Estimated # of Visits	Average Visits/Customer
521.9K	<b>4 Million</b>	7.72

### Daily Visits



### Hourly Visits



### Customer Journey



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SOURCE



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