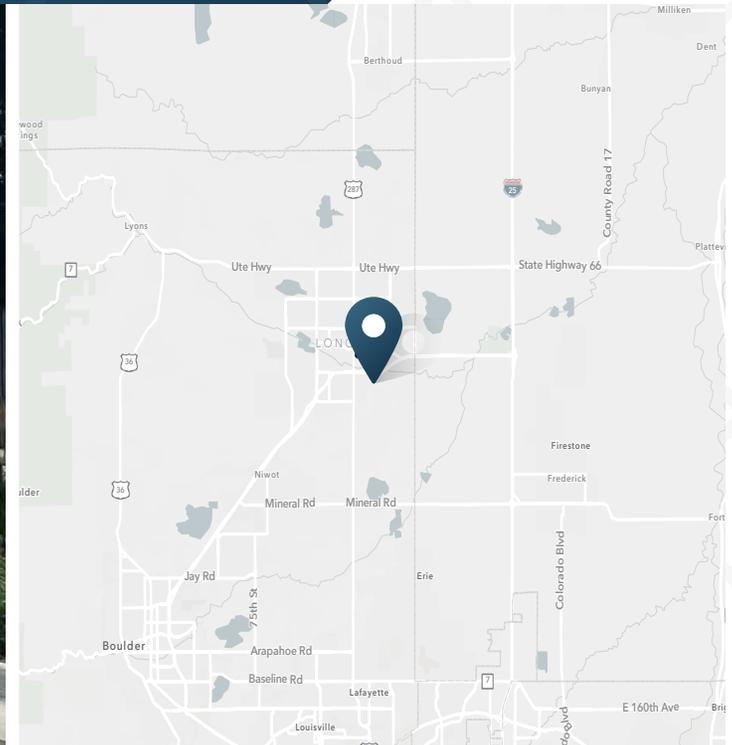


# Vacant Units For Lease or Lease to Own

110 Emery St | Longmont, CO 80501



**FOR SALE**

## BUILDING

±18,500 SF

## AVAILABLE

### UNIT B1 & B2:

±1,750 - 3,070 SF  
Shell Space

### UNIT C & E:

±1,700 SF  
Built Out as Tasting Room

## LEASE RATE

\$25.00 - 27.00 SF

## NNN 2025

\$8.80/SF

## PURCHASE PRICE

\$300/SF

## ABOUT THE PROPERTY

- Lease to own condo units with ±February 2028 closing
- Just 1 block south of Longmont's Historic Downtown District
- Walkable between Wibby Brewing and the future Granary Food Hall
- Existing onsite residential with ±314 apartments, 20 Town Homes and ±254 proposed in the final phase

## TRAFFIC COUNTS

S Main St 28,500 VPD

Year: 2024 | Source: Esri

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	11,676	85,247	109,594
Daytime Population	16,731	80,365	97,669
Avg. Household Income	\$98,728	\$123,335	\$131,008
Estimated Households	5,063	34,631	44,249

Year: 2024 | Source: Esri

## CONTACT

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**Erik Christopher** | 303.390.5252 | erik.christopher@srsre.com

# Vacant Units For Lease or Lease Own

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## UNITS

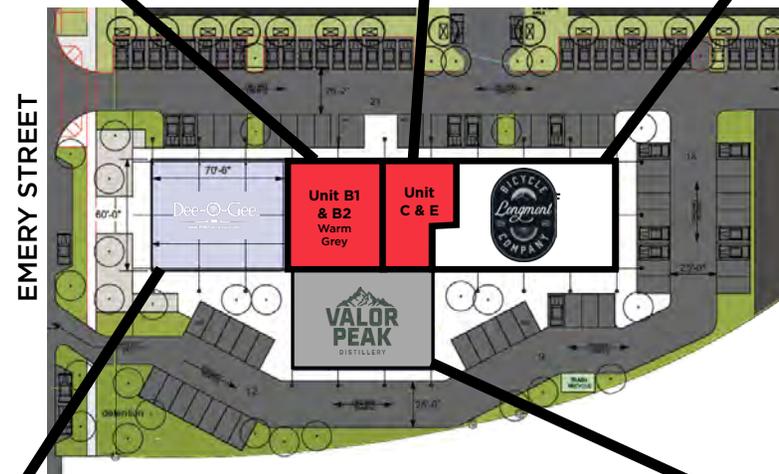
**Vacant Unit B1 & B2:** 3,510 SF gray shell with high ceilings, can be split



**Unit C & E:** 1,700 SF, built out as tasting room



**Unit F:** Longmont Bicycle Company



**Unit A:** Dee-o-Gee

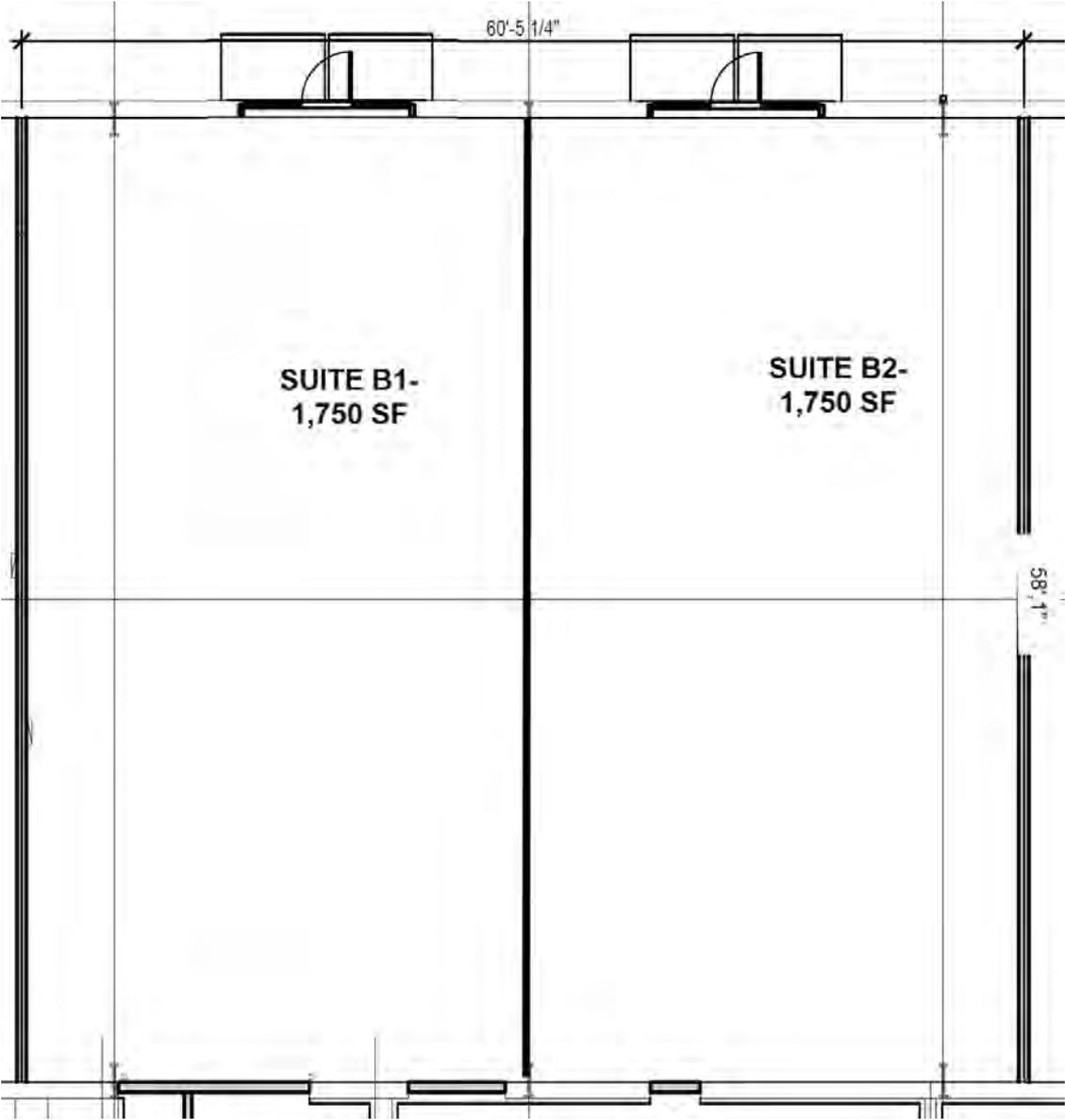


**Unit C:** Valor Peak Distillery



# Vacant Units For Lease or Lease Own

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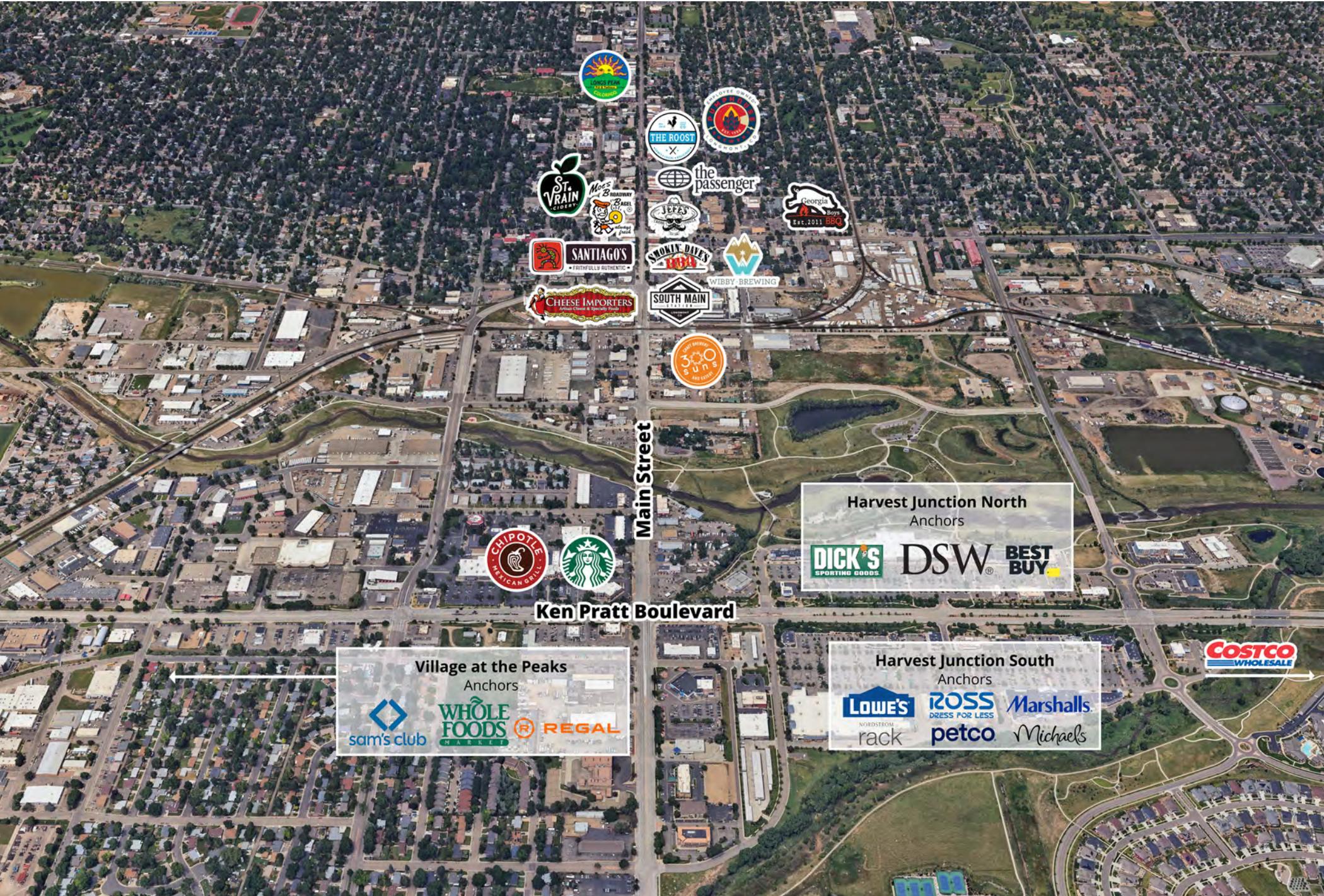


## UNIT C & E



# Vacant Units For Lease or Lease to Own

110 Emery St | Longmont, CO 80501



Main Street

Harvest Junction North Anchors



Ken Pratt Boulevard

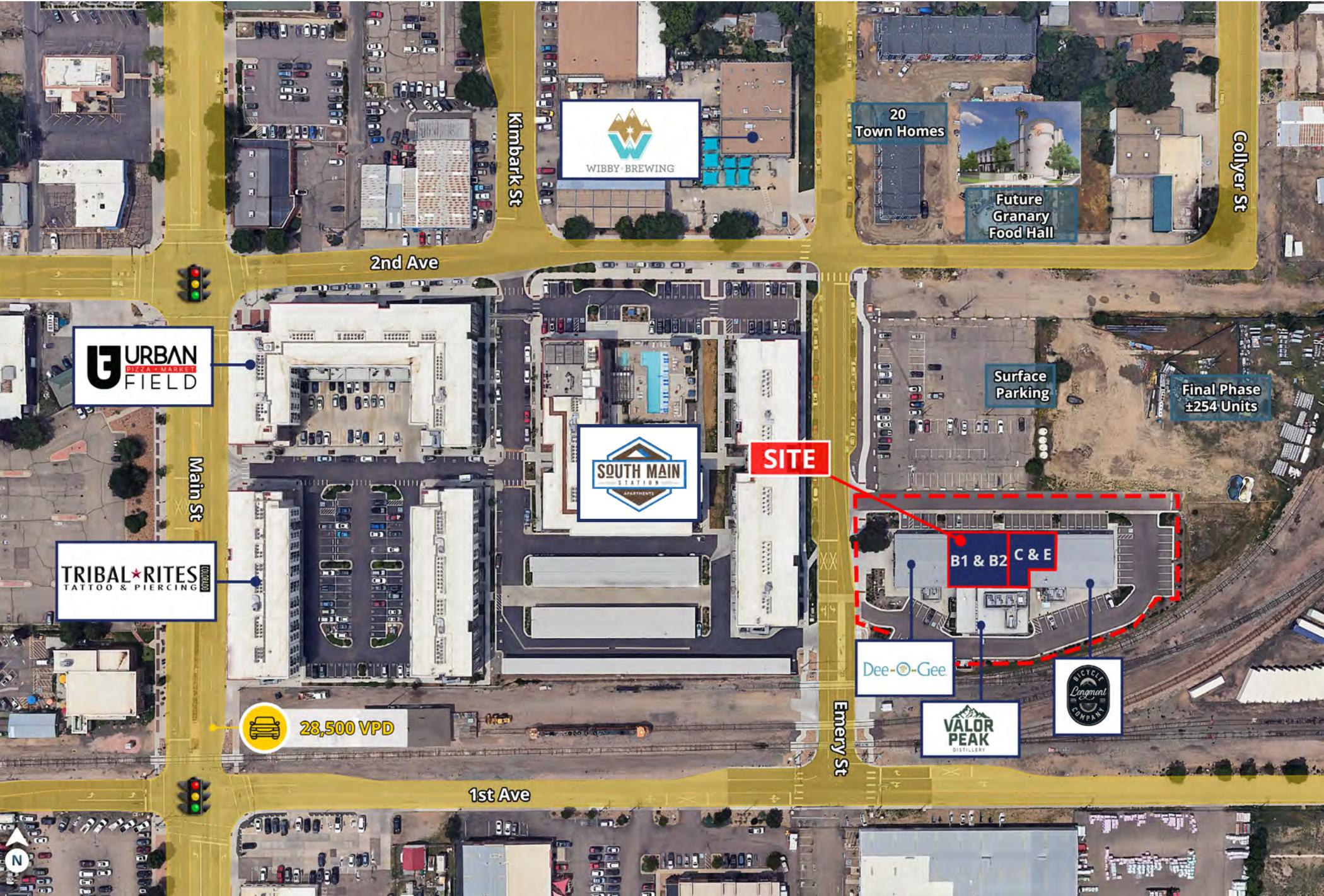
Village at the Peaks Anchors

Harvest Junction South Anchors



# Vacant Units For Lease or Lease to Own

110 Emery St | Longmont, CO 80501



20 Town Homes



Future Granary Food Hall

Collyer St

2nd Ave



Main St



SITE

Surface Parking

Final Phase ±254 Units

B1 & B2 C & E



28,500 VPD



1st Ave

Emery St



# Vacant Units For Lease or Lease to Own

110 Emery St | Longmont, CO 80501



20 Town Homes

Future Granary  
Food Hall

Emery Street

2nd Avenue

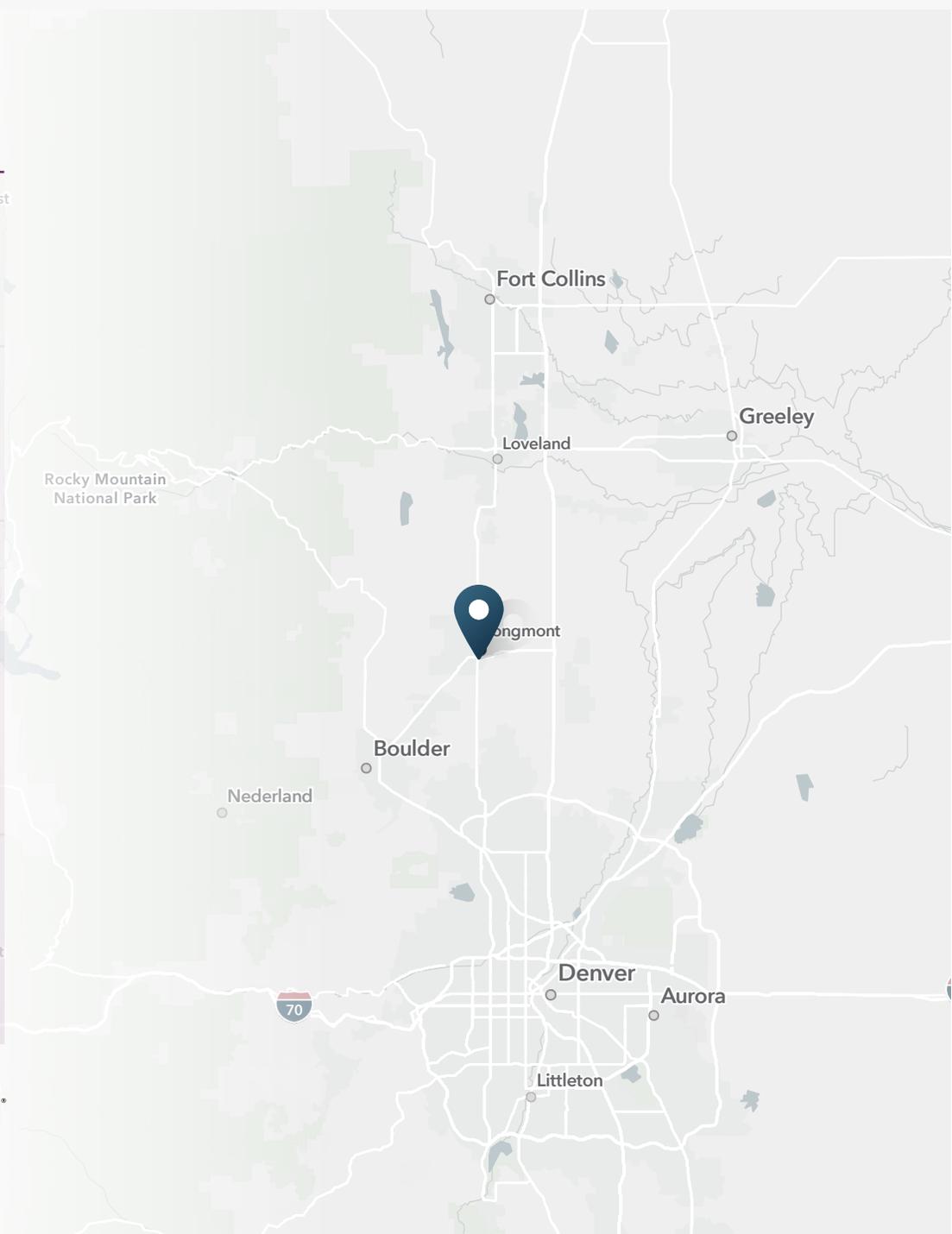
# Vacant Units For Lease or Lease to Own

110 Emery St | Longmont, CO 80501



## DEMOGRAPHIC HIGHLIGHTS

Population	1 Mile	3 Miles	5 Miles
2024 Estimated Population	11,676	85,247	109,594
2029 Projected Population	12,411	87,383	112,801
Projected Annual Growth 2024 to 2029	1.23%	0.50%	0.58%
<b>Daytime Population</b>			
2024 Daytime Population	16,731	80,365	97,669
Workers	11,328	41,880	48,359
Residents	5,403	38,485	49,310
<b>Income</b>			
2024 Est. Average Household Income	\$98,728	\$123,335	\$131,008
2024 Est. Median Household Income	\$75,752	\$93,422	\$98,064
<b>Households &amp; Growth</b>			
2024 Estimated Households	5,063	34,631	44,249
2029 Projected Households	5,476	36,166	46,367
Projected Annual Growth 2024 to 2029	1.58%	0.87%	0.94%
<b>Race &amp; Ethnicity</b>			
2024 Est. White	66%	70%	71%
2024 Est. Black or African American	1%	1%	1%
2024 Est. Asian or Pacific Islander	2%	3%	4%
2024 Est. American Indian or Native Alaskan	2%	1%	1%
2024 Est. Other Races	29%	25%	23%
2024 Est. Hispanic	33%	27%	24%



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





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