

LONGMONT RETAIL PADS

119th Street & Ken Pratt Boulevard, Longmont, CO 80501

For Sale or Ground Lease



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PROPERTY HIGHLIGHTS

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ABOUT THE PROPERTY

- Premier gas site. Flexible acreage allows for a large format convenience store and MPDs, immediately on the hard corner of a signalized (coming soon) full-movement intersection
- MU-E is the only commercial zoning district in Longmont that permits “Car wash” as a “P” “Permitted Use”, subject to Use-specific standards (15.04.030.24)
- Opportunity to be only express tunnel wash from Harvest Junction to Walmart along Highway 119/Ken Pratt Boulevard
- 33,000 VPD on Highway 119/Ken Pratt Boulevard per CDOT 2024 actual count

DEMOGRAPHICS

Year: 2025 | Source: esri

	1 Mile	3 Miles	5 Miles
Population	5,483	59,850	108,751
Daytime Population	5,159	58,866	99,763
Avg. Household Income	\$120,516	\$114,873	\$123,405
Estimated Households	2,258	24,006	43,915

AVAILABLE

Gas Site: 1.5 - 2 Acres

Car Wash/QSR Site: 1 - 1.5 Acres

PRICING

Contact Broker

CITY/COUNTY

Longmont/Boulder

ZONING

Mixed-Use Employment (MU-E)

TRAFFIC COUNTS

Year: 2024 | CDOT

Ken Pratt Boulevard 33,000 VPD

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Led by Managing Directors Patrick McGlinchey and Justin Gregory, Cushman & Wakefield's Colorado Retail Services team specializes in retail leasing, commercial land, and building sales throughout the Rocky Mountain region. McGlinchey is highly regarded for his ability to navigate complex zoning processes and his intentional approach to executing client strategy, while Gregory brings a direct, no-nonsense style and a team-first mentality to every transaction.

They are supported by Jack Lazzeri, a fifth-generation Coloradan focused on tenant expansion and landlord representation, and Nico Demetrian, a Brokerage Specialist and licensed drone pilot who provides essential valuation and property marketing support. Together, the team leverages deep local roots and a collaborative workflow to deliver clear, actionable results for their clients.