

**WESTVIEW PLAZA**  
**1716 and 1834 Main Street**  
**Longmont, Colorado 80501**

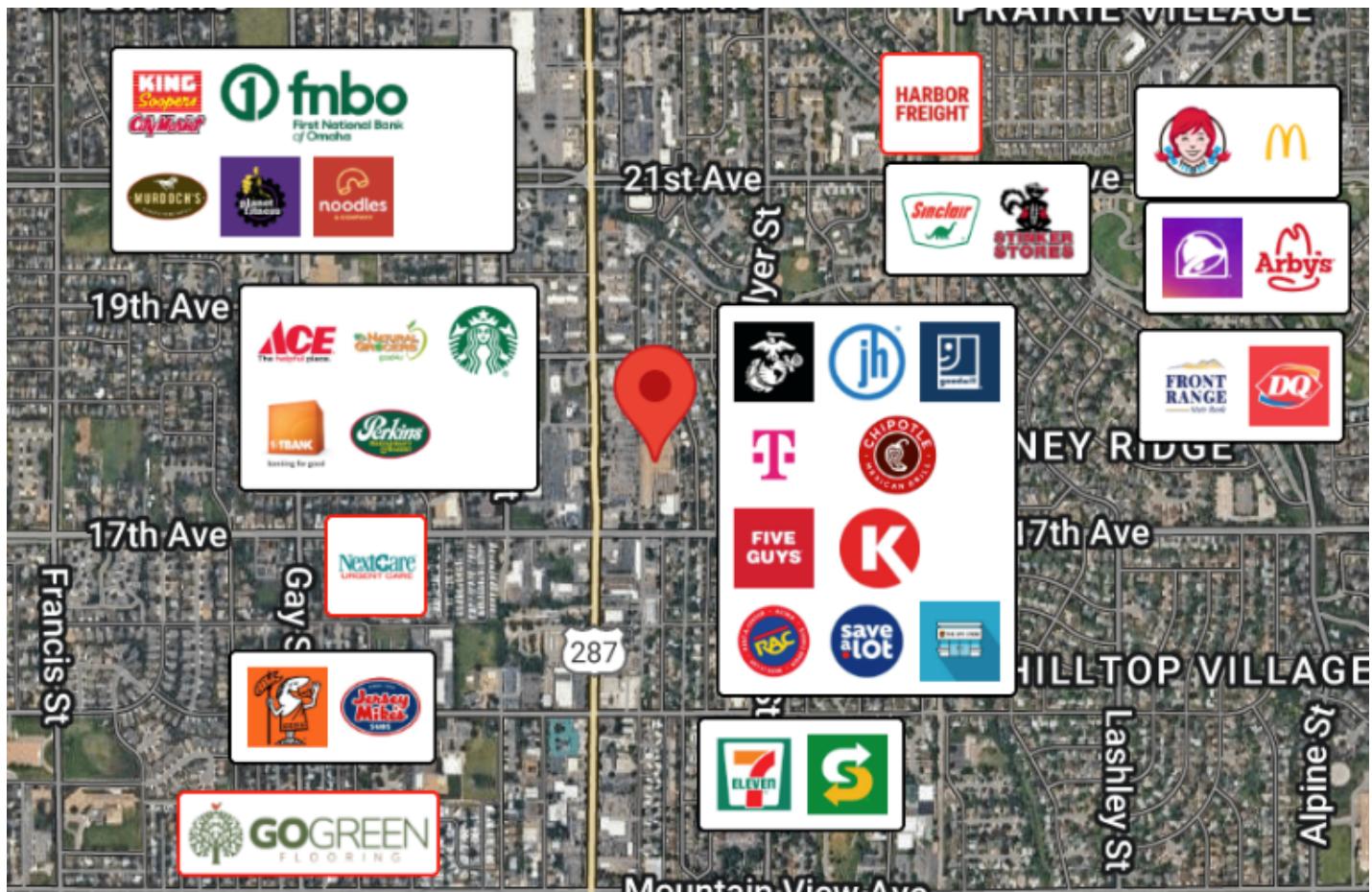


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Each Office Independently Owned and Operated.

# PROPERTY SUMMARY



## Property Summary

Lease Rate:	Negotiable
1716 Main NNN:	\$10.18 PSF
1834 Main NNN:	\$9.87 PSF
Available SF:	1,040 - 3,443
County:	Boulder
Monument	
Signage:	Yes

## Property Overview

Strategically located in north Longmont, this established shopping center offers exceptional retail and service-oriented opportunities with direct frontage on Main Street(Highway 287), just blocks from Highway 66, along one of the city's busiest commercial corridors. This center features a strong mix of national and regional tenants, including Goodwill, Save-a-Lot, UPS, T-Mobile and more. Along with consistent foot traffic, this shopping center provides an ideal opportunity for businesses seeking high exposure, strong co-tenancy, and access to a growing local population.

## SITE PLAN



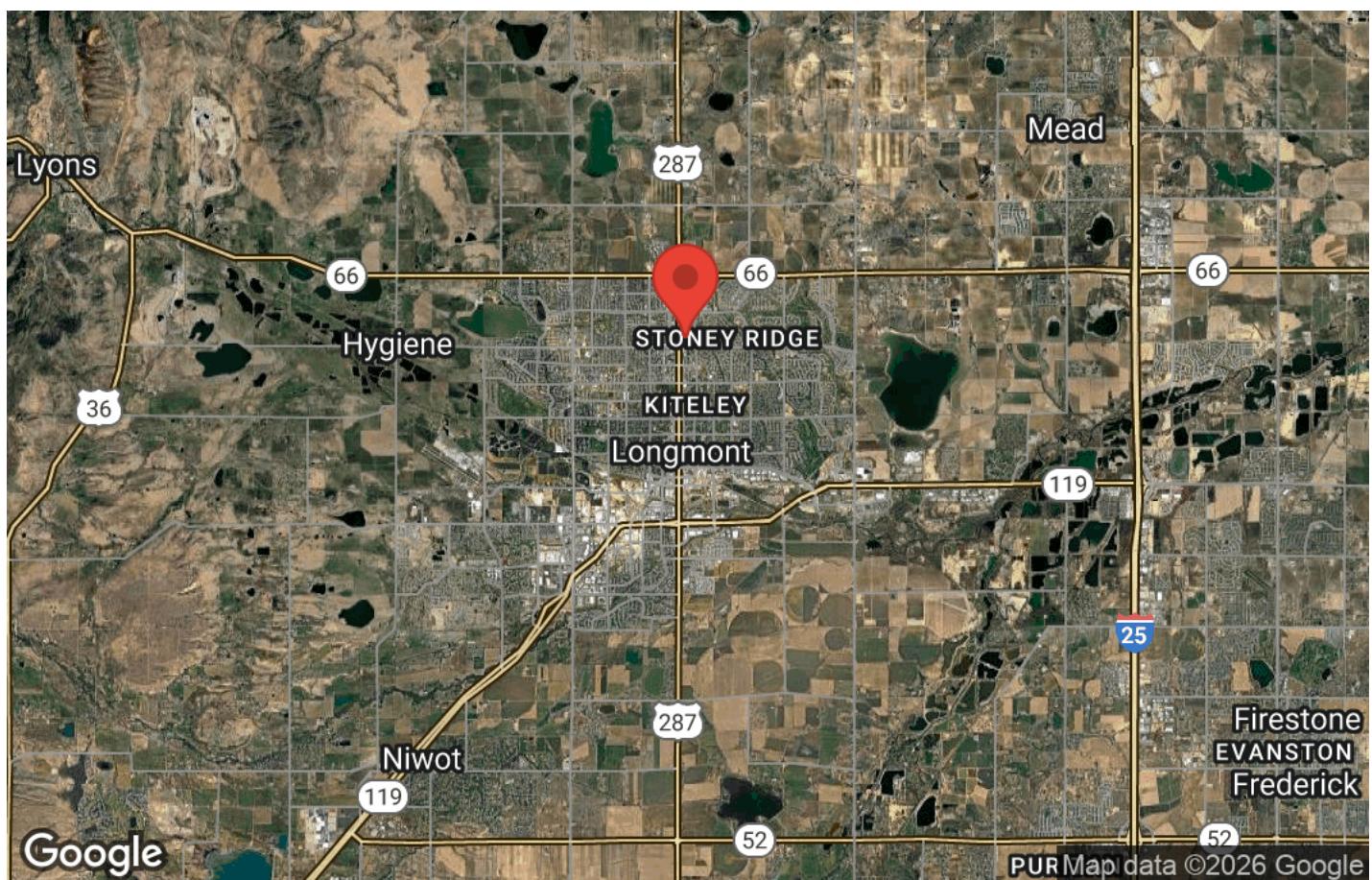
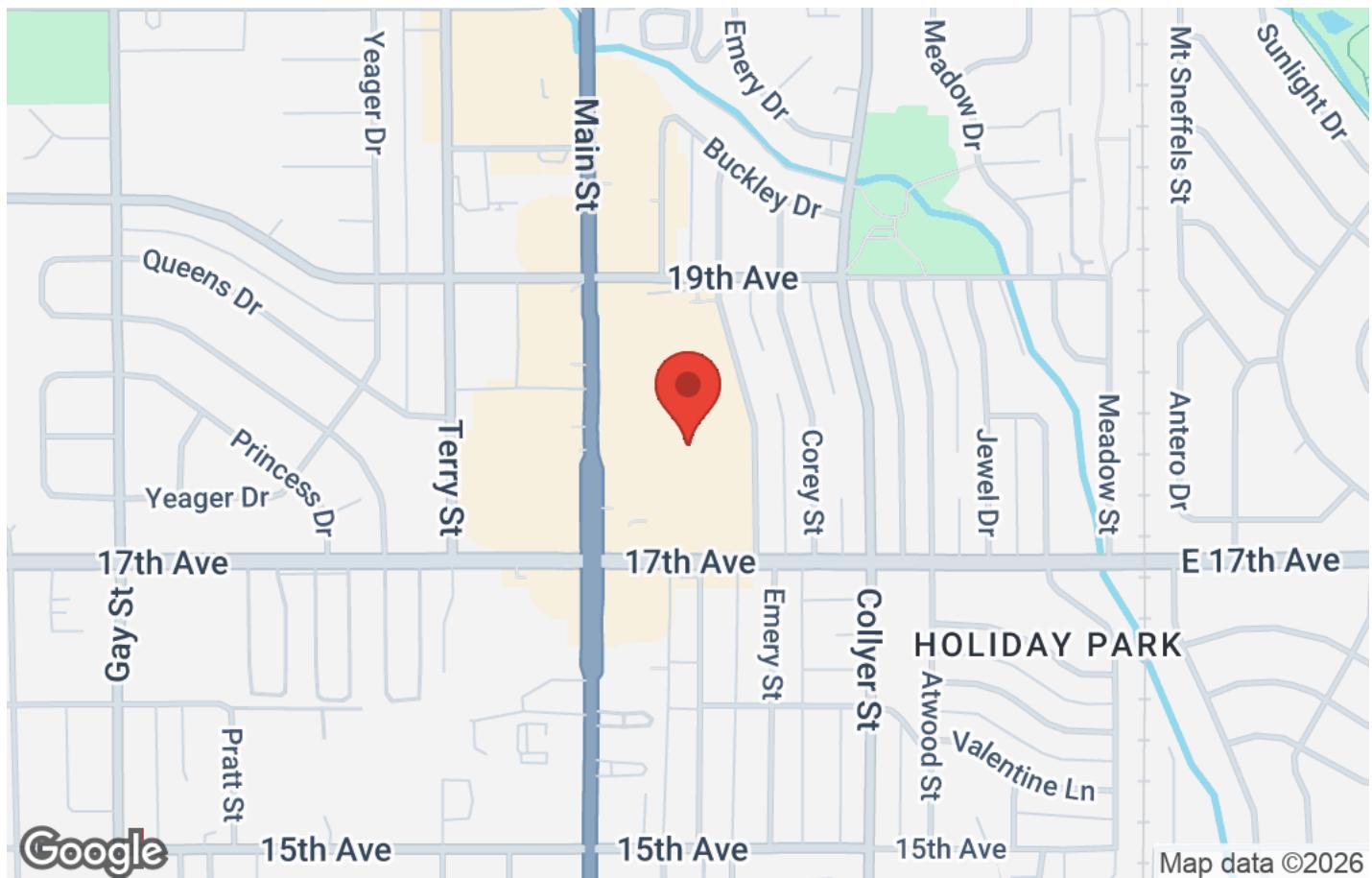
## Available Suites:

Suite	Size	Type	Triple Nets	Available
1834 - 18	1,116	NNN Lease	\$9.87 PSF	Immediately
1716 - E2	1,120	NNN Lease	\$10.18 PSF	Immediately
1834 - 9	3,443	NNN Lease	\$9.87 PSF	Immediately
1834 - 5	2,380	NNN Lease	\$9.87 PSF	Immediately
1716 - B2	1,332	NNN Lease	\$10.18 PSF	Immediately
1716 - H	2,089	NNN Lease	\$10.18 PSF	Immediately
1834 - 3	1,200	NNN Lease	\$9.87 PSF	Immediately
1834 - 17	1040	NNN Lease	\$9.87 PSF	Immediately

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



## LOCATION MAPS



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