



Retail at its Peak.



WHOLE FOODS MARKET



Hover Street & Hwy. 119 • Longmont, Colorado
www.villageatthepeaks.com



NewMark Merrill
MOUNTAIN STATES



Nelson Rd.



Boulder County Fairgrounds



OfficeMax



DSW



119



Hover St. 43,000 VPD



SPROUTS FARMERS MARKET
KOHLS



Ken Pratt Blvd. 33,000 VPD

Clover Basin Dr.

ROSS

BED BATH & BEYOND



285

Main St.

119

In the vicinity

Major Employers

- Seagate Technology
- Longmont United Hospital
- Oskar Blues
- Case Logic
- UC Health

Trade Area Population

224,829

Daytime Population

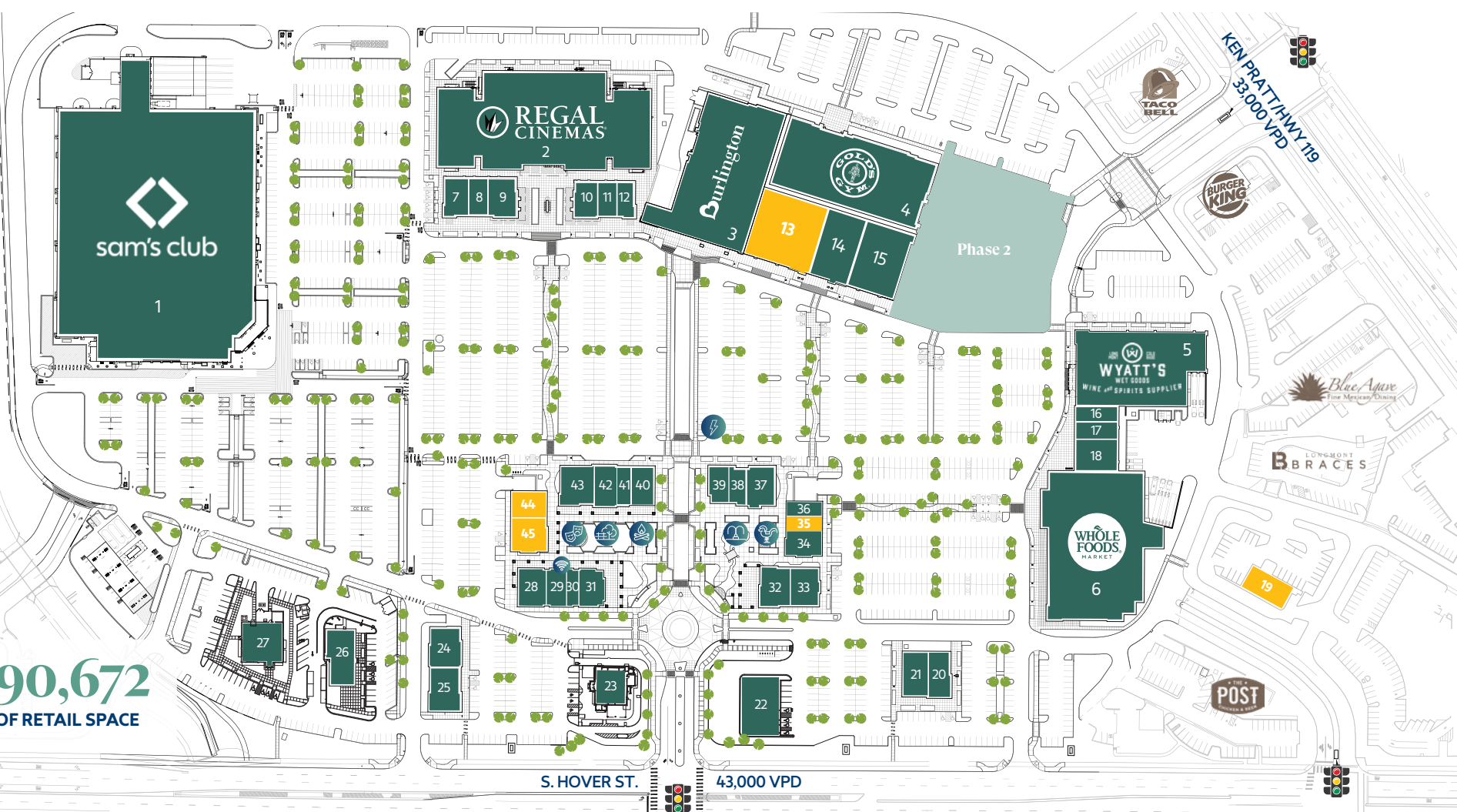
206,528

Employee Population

98,402



490,672
SF OF RETAIL SPACE



| # | TENANT | SF |
|----|---------------------------------|---------------|
| 1 | Sam's Club | 136,444 |
| 2 | Regal Cinemas | 51,088 |
| 3 | Burlington | 35,032 |
| 4 | Gold's Gym | 30,000 |
| 5 | Wyatt's Wet Goods | 24,325 |
| 6 | Whole Foods Market | 40,148 |
| 7 | Screamin' Peach | 1,433 |
| 8 | T-Mobile | 2,532 |
| 9 | Fuzzy's Taco Shop | 4,012 |
| 10 | Spitz Mediterranean Street Food | 2,524 |
| 11 | Fire & Ice Cryotherapy | 1,278 |
| 12 | Allure Nails | 2,500 |
| 13 | AVAILABLE | 15,300 |

| # | TENANT | SF |
|----|---------------------------|--------------|
| 14 | Phenix Salon Suites | 5,000 |
| 15 | Five Below | 10,274 |
| 16 | Belco Credit Union | 2,385 |
| 17 | Supercuts | 1,296 |
| 18 | Chuck & Don's Pet Food | 4,000 |
| 19 | AVAILABLE | 2,578 |
| 20 | Sleep Number | 3,855 |
| 21 | Crumbl Cookies | 2,145 |
| 22 | Bank of America | 4,725 |
| 23 | Raising Cane's Chicken | 3,798 |
| 24 | Longmont Modern Dentistry | 3,565 |
| 25 | Verizon Wireless | 4,000 |
| 26 | Culver's | 4,207 |

| # | TENANT | SF |
|----|----------------------------------|--------------|
| 27 | Banfield Pet Hospital | 4,441 |
| 28 | Teriyaki Madness | 1,992 |
| 29 | Pho Huong Viet | 2,367 |
| 30 | Kung Fu Tea | 1,205 |
| 31 | Bowl Izakaya | 3,637 |
| 32 | Comcast/Xfinity | 3,500 |
| 33 | Visionworks | 3,000 |
| 34 | Spavia | 2,894 |
| 35 | AVAILABLE | 1,318 |
| 36 | Cookie Cutters Haircuts for Kids | 1,198 |
| 37 | Ripple Effect Martial Arts | 3,032 |
| 38 | Mathnasium | 1,450 |
| 39 | Nothing Bundt Cakes | 2,523 |

| # | TENANT | SF |
|----|-----------------------------|--------------|
| 40 | Ozo Coffee Company | 2,287 |
| 41 | Tiffins India Café | 1,567 |
| 42 | Jersey Mike's Subs | 1,654 |
| 43 | Parry's Pizzeria & Taphouse | 4,700 |
| 44 | AVAILABLE | 2,363 |
| 45 | AVAILABLE | 3,767 |

PHASE 2 space Call for Details

For Leasing Information please contact
Ross Carpenter
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 rcarpenter@newmarkmerrill.com

3.82M Annual Visits



94th percentile
for both Colorado and US
Shopping Center Traffic



76,000 VPD Traffic Count
(Hover Street & Hwy. 119)



Peak Performance

Over
2,000 ft of Hover St. Frontage



5 Pylon Signs including
Two Digital Reader Boards



4 Signalized Entrances



Peak Demographics

| | 1 MILE | 3 MILE | 5 MILE |
|---|-----------|-----------|-----------|
| POPULATION | | | |
| 2020 Population | 5,972 | 56,704 | 106,757 |
| 2010-2020 Annual Population Growth Rate | 10% | 16% | 14.7% |
| HOUSEHOLDS | | | |
| 2020 Households | 2,229 | 22,030 | 40,754 |
| 2010-2020 Annual Household Growth Rate | 9.7% | 12.5% | 12% |
| HOUSEHOLD INCOME | | | |
| 2020 Average Household Income | \$127,467 | \$120,154 | \$122,144 |
| 2020 Per Capita Income | \$47,855 | \$46,825 | \$46,563 |
| HOUSING UNITS | | | |
| 2020 Housing Units | 2,229 | 22,030 | 40,753 |
| AGE | | | |
| 2020 Median Age | 38.1 | 38.3 | 38.8 |





7 Major Anchors:

Burlington



REGAL CINEMAS



Summit of Retail

40 Tenants including:

Five Below, Chuck & Don's, Raising Cane's, Culver's, Sleep Number, Party City, Nothing Bundt Cakes



12-7 pm
Busiest Time
of Day



84 min.
Avg. Length
of Visit



It takes a Village.

What our tenants are saying:

"The residents of Longmont have been central to our success in Boulder County. Their continued support, combined with **recent feedback from customers in Longmont, encouraged us to increase the size of the store in order to meet their expectations.** We are thrilled for this opportunity, and look forward to bringing our very best to the Longmont location."

Will Paradise, Whole Foods
President – Rocky Mountain Region



"Village at the Peaks had the **#1 soft opening and Grand opening** of any of our 35 locations in our company's 25+ year history."

Krystal, Chuck and Don's Manager



"Our Village at the Peaks location had the second strongest opening of any of our restaurants to date, and is currently the **top 5% of all of our locations** in terms of total sales."

Jon, Bad Daddy's Manager



"Our Longmont location has opened much stronger than our previous openings. The marketing efforts of NewMark Merrill have significantly contributed to our success."

Lindsey, Jersey Mikes Franchisee/Owner



"The Village at the Peaks is located at the primary shopping crossroads for the region, which makes this a highly desirable location for us. Sam's Club is eager to serve Longmont by opening a new club at the Village at the Peaks."

Mark Scott, Spokesperson for Sam's Club



"We have opened more than **25% ahead of projections** based on our Fort Collins location and continue to attract a significant walk-in traffic due to the amenities and marketing events sponsored by NewMark Merrill."

Greg, Ripple Effect Owner





When you love shopping centers, it shows.

www.villageatthepeaks.com • www.newmarkmerrill.com



Village at the Peaks Leasing

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