



RETAIL LEASING



SOUTH MAIN STATION

LONGMONT, CO

South Main Station in Longmont is the new entertainment destination for Boulder County.

Longmont's only true walkable mixed-use development and part of Downtown Longmont's Creative District.

THE DETAILS

- +/- 600 New residential units upon full buildout
- 2 blocks from future transit station
- Gateway to Longmont's historic Main St
- 2 Blocks from City of Longmont Civic Office Quadrant
- Dedicated Retail Parking



TENANT HIGHLIGHTS



WIBBY BREWING

- Outdoor Stage with Live Music
- Programmed events year round
- 2023-2024 GABF Brewery of the year

THE GRANARY
LONGMONT • CO

- Food Hall by well-known Denver entrepreneur, Mark Shaker, coming soon!!



- Indoor Golf Simulators featuring over 300 courses

URBAN
PIZZA + MARKET
FIELD

- Chef driven hospitality with local market offerings



CURRENT TENANT PHOTOS



AVAILABLE RETAIL

150 MAIN | LONGMONT, CO



- Endcaps with expansive glass – natural light and outdoor patio & seating areas
- Perfect for boutique, breakfast/ coffee, fitness, medspa, salon, sandwich/deli
- Warm Gray shell or Vanilla shell with ample T.I.
- Main St. frontage
- 35 dedicated retail parking spots

DETAILS

2,364 SF
SUITE 101

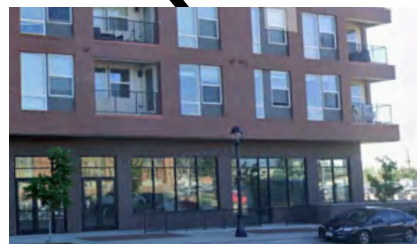
RATE

LOW \$30'S
NNN \$8.23

1,495 SF
SUITE 201



SECOND AVENUE



AVAILABLE RETAIL

110 EMERY | LONGMONT, CO



- Perfect for cross-training gym, dancehall, entertainment, sit-down restaurant with patio, wine bar
- Gray shell with high ceilings
- 5,500 SF vacancy, but can be combined to total +/- 14,000



DETAILS

ASKING RATE

3,510 SF
UNIT 2A

MID \$20'S
NNN \$8.80

2,622 SF
UNIT 2B

4,048 SF
UNIT 4

CURRENTLY COMBINED

[VIDEO TOUR](#)



RETAIL AERIAL



SOUTH MAIN STATION



MAIN STREET

LONGMONT, CO



LONGMONT



Longmont, Colorado, is a vibrant city located in Boulder County, known for its rich history, diverse economy, and stunning natural surroundings. Founded in 1871, it features a blend of outdoor activities, cultural events, and a thriving craft beer scene. With over 1,500 acres of parks and open space, Longmont is ideal for outdoor enthusiasts, while its growing tech industry attracts professionals and families alike. The city offers a welcoming community atmosphere, making it a great place to live and visit.

The Downtown Longmont Development Authority has partnered with the Longmont Creative District with a special emphasis on the historic downtown district including South Main Street. The Colorado Legislature established the Creative Districts program, which is managed by Colorado Creative Industries (CCI). This program promotes the creation of creative districts in various communities across the state, aiming to boost cultural and economic vitality while serving as a hub for community identity.

TOP EMPLOYERS



DRIVE TIMES

29 Minutes
BOULDER

51 Minutes
FORT COLLINS

59 Minutes
DENVER

DEMOGRAPHIC HIGHLIGHTS

- \$130,000+ Average Household Income within 5 Miles
- 122,000+ Population within 7 Miles
- 49,000+ Households within 7 Miles



Tami Lord

303.390.5244

tami.lord@srsre.com

Erik Christopher

303.390.5252

erik.christopher@srsre.com

SRSRE.COM

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