

HORIZON PARK

NWC Highway 287 (Main Street) & 21st Avenue Longmont, CO

FOR LEASE



PROPERTY HIGHLIGHTS

- King Soopers anchored center in north Longmont, with inline retail & pad site space available
- Other major retailers include Murdoch's, Planet Fitness, Dollar Tree, Arc Thrift and Big Lots
- North Longmont's strongest grocery anchored center with fantastic visibility & excellent traffic counts
- Rare pad availability along Main St with UC Health and Noodles & Co as neighbors
- Available space: 7,953 SF space along with in-line retail spaces between 1,400 to 2,400 SF

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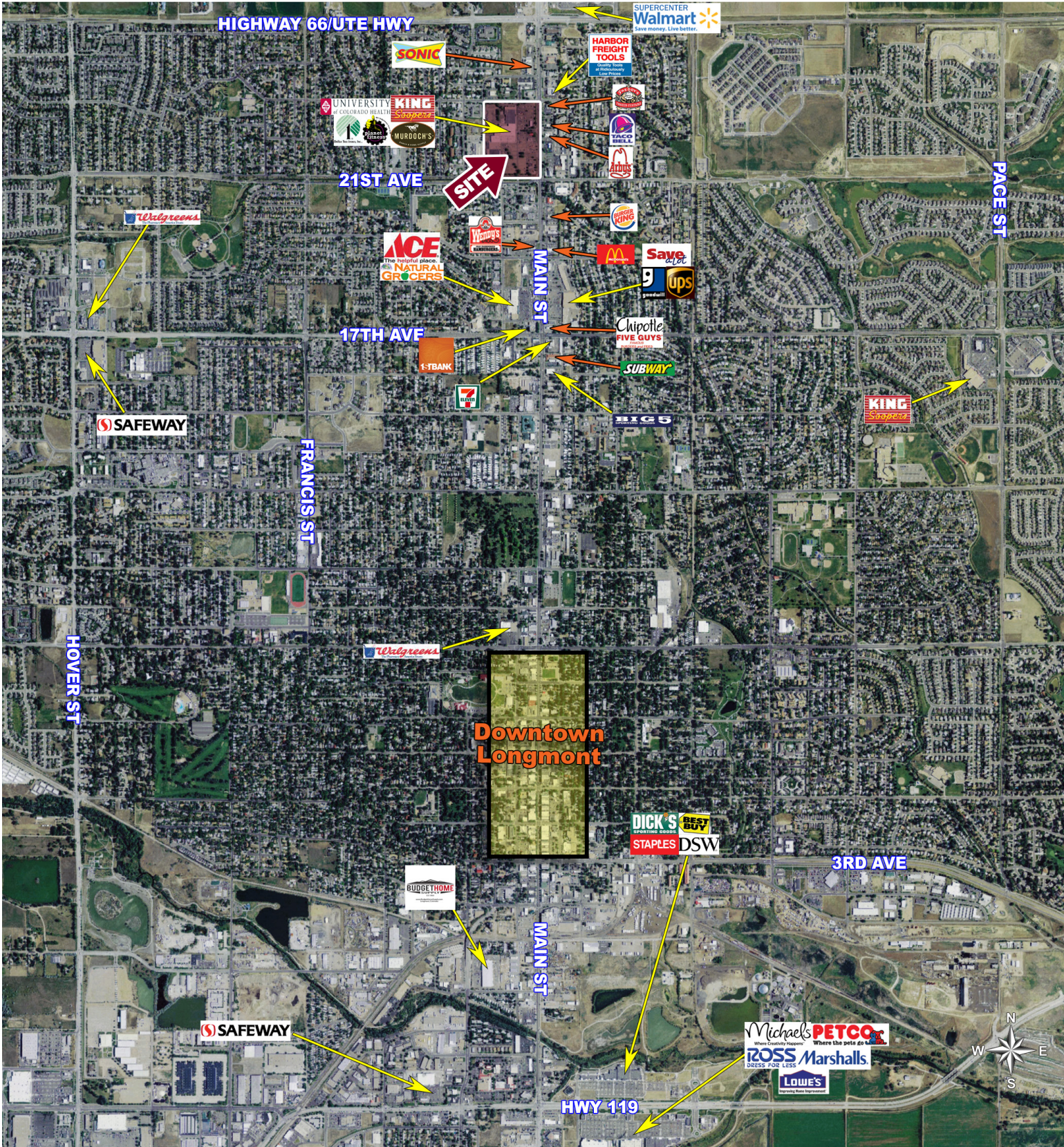
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SITE PLAN

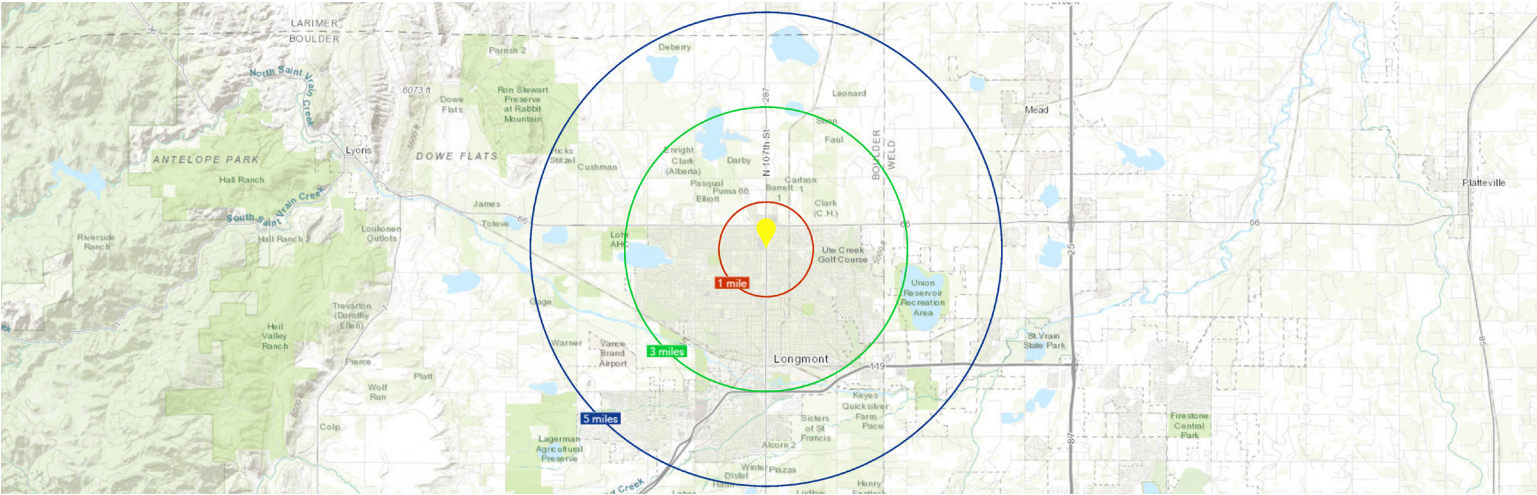


100	Big Lots	120	AVAILABLE: 7,953 SF
101	King Soopers	122-AB	AVAILABLE: 3,590 SF (divisible)
102	AVAILABLE: 1,600 SF	122-C	Cricket Wireless
103	Tacos Don Joses	122-D	Fred Loya
105	Nails & Hair	200	ARC Thrift Store
107	Murdoch's	Pad 1	King Soopers Gas
108	AVAILABLE: 1,400 SF	Pad 2	Take 5
109	Liquor	Pad 3	Noodles & Co
110	Boost Mobile	Pad 5	Scooters Coffee
112	Tobacco King	PAD 6	AVAILABLE: .5 AC
113	Dollar Tree	PAD 8	AVAILABLE: 1 AC
118	Planet Fitness	PAD 9	AVAILABLE: 2 AC

TRADE AREA



AREA DEMOGRAPHICS



DEMOGRAPHICS | COMPARISON SUMMARY

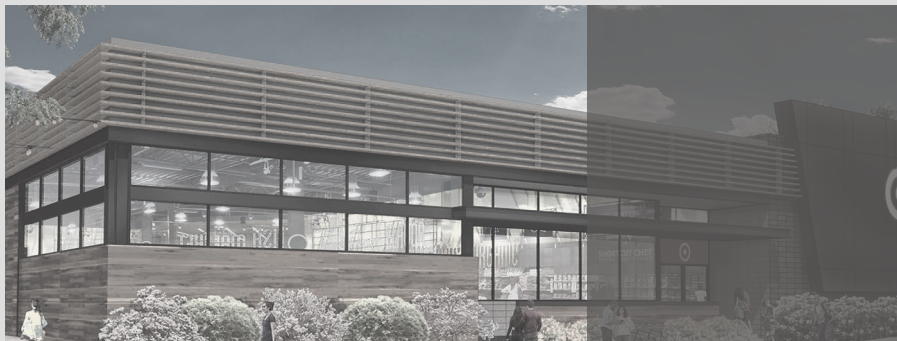
CATEGORIES	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	17,956	73,794	104,851
PROJ. POPULATION IN 2028	18,508	74,626	107,851
AVG. HOUSEHOLD INCOME	\$99,760	\$110,760	\$117,871
DAYTIME POPULATION (EMPLOYEES)	4,316	23,553	39,598

SOURCE: ESRI 2023

TRAFFIC COUNTS

LOCATION	CARS/DAY
Main St north of 21st Ave	25,000
Main St south of 21st Ave	26,000
21st Ave west of Main St	10,300 ²
21st Ave east of Main St	6,600 ¹

SOURCE: CDOT 2021, City of Longmont ¹2017, ²2015



BROKER CONTACT

ABOUT SULLIVANHAYES

SullivanHayes Brokerage is Colorado's premier, full service retail brokerage company assisting tenants, landlords, and developers. We have enjoyed a rich history serving the commercial real estate industry since 1978. SullivanHayes is proud to have helped some of the most sophisticated national retailers and landlords expand throughout Colorado, as well as passionate local concepts and developers that make our community vibrant and dynamic.

VISIT: www.sullivanhayes.com

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All information to be independently verified.