

# 380 MAIN STREET, FIRST FLOOR

LONGMONT, COLORADO 80501

RESTAURANT/RETAIL  
SPACE FOR LEASE



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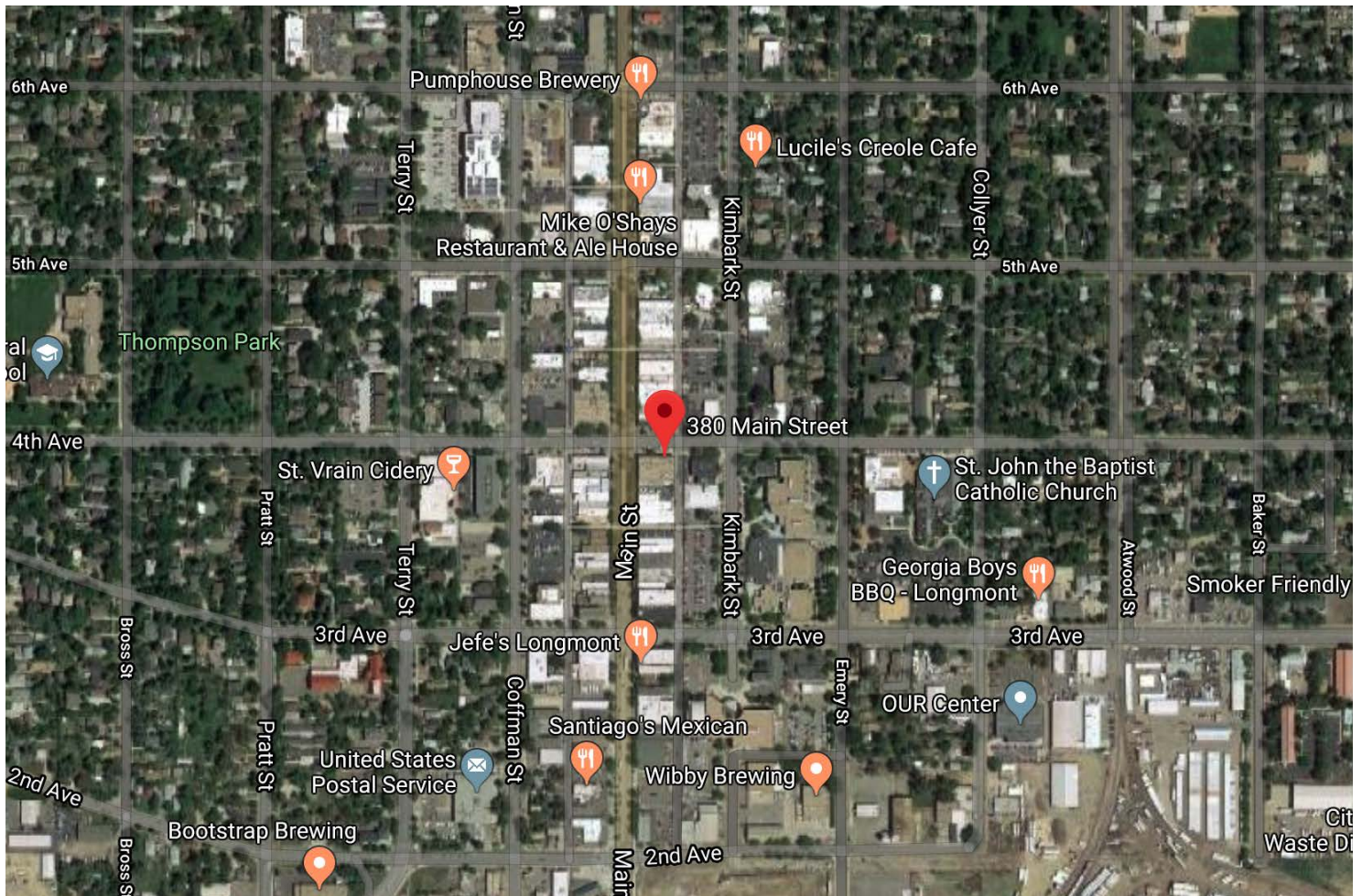
RE/MAX TRADITIONS COMMERCIAL DIVISION  
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2204 18TH AVENUE, LONGMONT, CO 80501 • 303.772.2222 (O) • KANEMOTO.COM

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APPROXIMATELY 9,000 SF | 380 MAIN STREET, 1ST FLOOR | LONGMONT, CO

## Property Summary



### OFFERING SUMMARY

Available SF:	Approximately 9,000 SF
Lease Rate:	\$15.00 SF/yr (NNN)
Estimated Triple Nets:	\$3.50 PSF
Building Size:	17,375 SF
Approximate Lot Size:	0.21 Acres
Year Built:	1910
Zoning:	Mixed Use Downtown

### PROPERTY OVERVIEW

Take advantage of an opportunity to be in the Heart of Downtown Longmont at the former Woolworth's Store. This is a unique opportunity to lease the main floor space at the corner of 4th and Main Street. The 9,000 square foot space has been previously occupied by a restaurant/bar since the early 2000's. Previously it was also used as a successful retail location for a carpet store. The flexible layout allows for a variety of different uses including retail or a restaurant.

This location has a large City of Longmont parking lot close to the building and on-street parking along 4th Avenue and Main Street.

The building is in the Enterprise Zone and Downtown Development Authority. Longmont Downtown Development Authority has great resources available to businesses looking to locate into 380 Main Street. Their website is: [downtownlongmont.com](http://downtownlongmont.com).



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# Restaurant Layout

