

# NEW DOWNTOWN LONGMONT RETAIL SPACE

300 2nd Avenue, Longmont, CO



## DEMOGRAPHICS

### POPULATION



1 Mile:	3 Mile:	5 Mile:
9,951	78,159	110,268

### DAYTIME POPULATION



1 Mile:	3 Mile:	5 Mile:
9,525	30,402	35,891

### HOUSEHOLDS



1 Mile:	3 Mile:	5 Mile:
4,158	31,740	44,451

### AVG. HH INCOME



1 Mile:	3 Mile:	5 Mile:
\$99,646	\$125,350	\$132,765

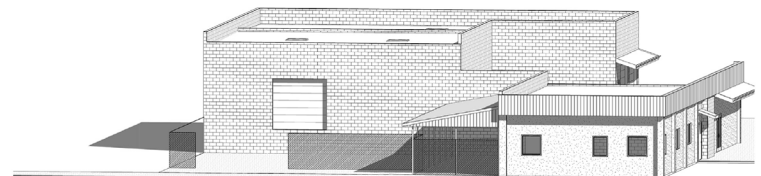
### AVG. DAILY TRAFFIC



On Main Street north of 1st Ave 26,236 VPD

## PROPERTY OVERVIEW:

- 1,875 SF available (with patio - 3,506 SF)
- Great outdoor opportunities, ample parking and signage available
- Open to winery / brewery / distillery / restaurant / make space, retail and more
- Join Wibby Brewery, Copper Sky Distillery, Granary Food Hall (coming soon), and more



For more information, contact:

**Mike DePalma**

720 598 6043

[mdepalma@creginc.com](mailto:mdepalma@creginc.com)





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**14 TOTAL SPACES**

LOADING DOCK

**1,875 SF AVAILABLE**

PATIO

COVERED OUTDOOR AREA

THE Rickhouse  
AMERICAN PROVISIONS & SPIRITS

MOUNTAIN WEST  
EQUITIES

**SITE**

Granary Food Hall  
Coming Soon

19,000 SF Retail Flex  
with Future Apartment  
Development

**URBAN FIELD**  
TRIBAL RITES  
High Country BANK

**SOUTH MAIN STATION**  
LONGMONT CO

314 Units  
10,000 SF Retail

Dee-O-Gee.  
WHERE EVERY DAY IS A DOG DAY

LOCAL DRIVE  
VALUING THE LOCAL

COPPER SKY  
BOUTIQUE





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Mike DePalma  
720-598-6043  
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**SITE**

DOWNTOWN  
LONGMONT

UCHealth  
Hospital  
Now Open  
172,000 SF  
50-75 Beds

