



Retail at its Peak.



NewMark Merrill
MOUNTAIN STATES



WHOLE FOODS

M A R K E T



VILLAGE AT THE PEAKS

LONGMONT, COLORADO

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



Nelson Rd.



Boulder County Fairgrounds

HOBBY LOBBY

OfficeMax®
SAFeway

BEST BUY

DSW



Staples

119



Hover St. 43,000 VPD



Ken Pratt Blvd. 33,000 VPD

SPROUTS FARMERS MARKET
KOHL'S

Clover Basin Dr.

ROSS

BED BATH & BEYOND

LOWE'S

Michaels

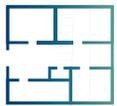
285

Main St.

119

In the vicinity

Major Employers	:	Trade Area Population
Seagate Technology	:	224,829
Longmont United Hospital	:	Daytime Population
Oskar Blues	:	206,528
Case Logic	:	Employee Population
UC Health	:	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	AVAILABLE	1,278
12	Allure Nails	2,500
13	Party City	15,300

#	TENANT	SF
14	Phenix Salon Suites	5,000
15	AVAILABLE	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	Next Door American Eatery	3,637
32	Comcast/Xfinity	3,500
33	Visionworks	3,000
34	Spavia	2,894
35	StretchLab	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	Bad Daddy's Burger Bar	3,767
PHASE 2 space		Call for Details

For Leasing Information please contact
Ross Carpenter
 Tel: 303.570.5171
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:

Chuck & Don's, Raising Cane's, Tuesday Morning, Party City, NextDoor American Eatery



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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