

# 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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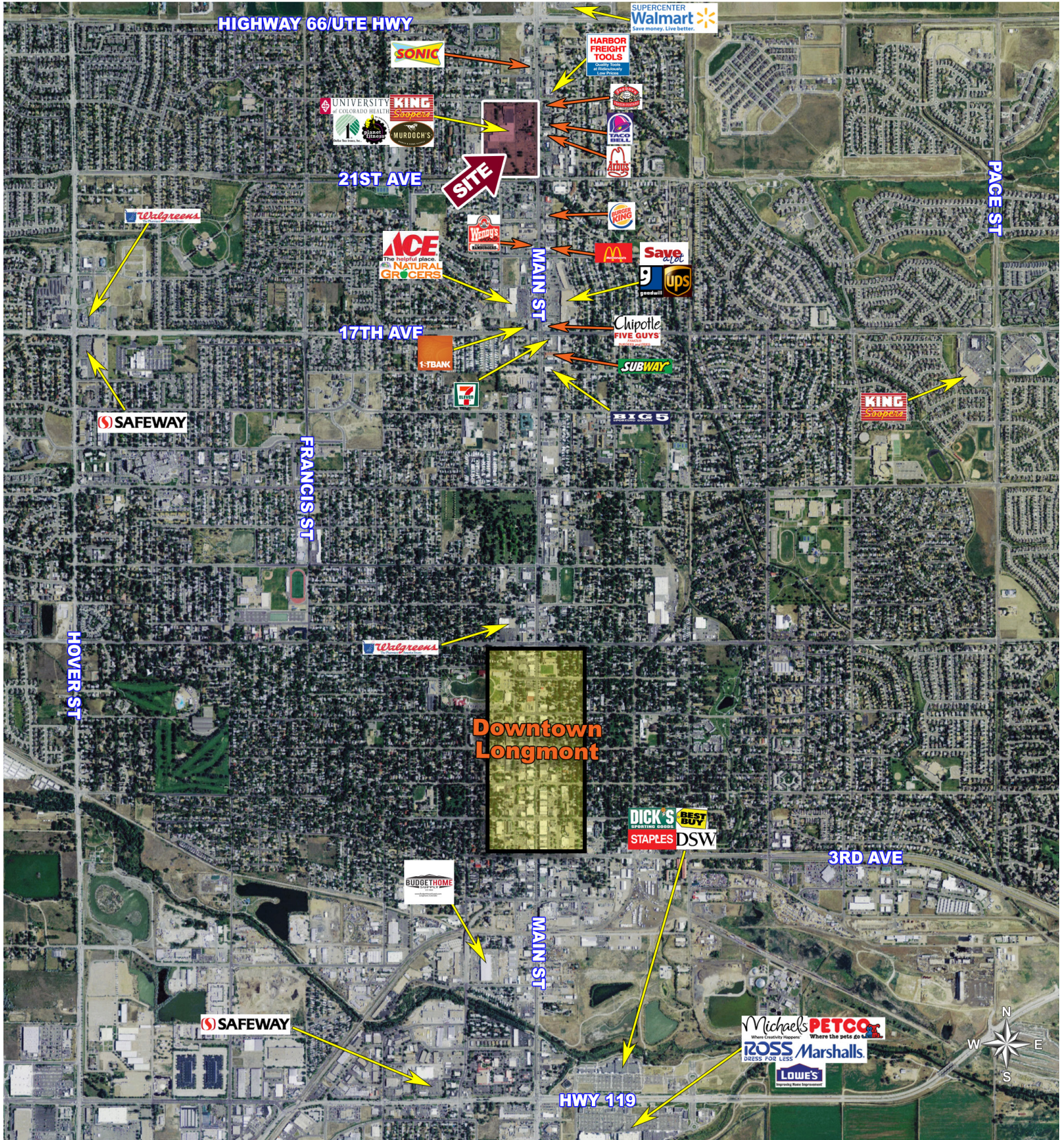
# SITE PLAN



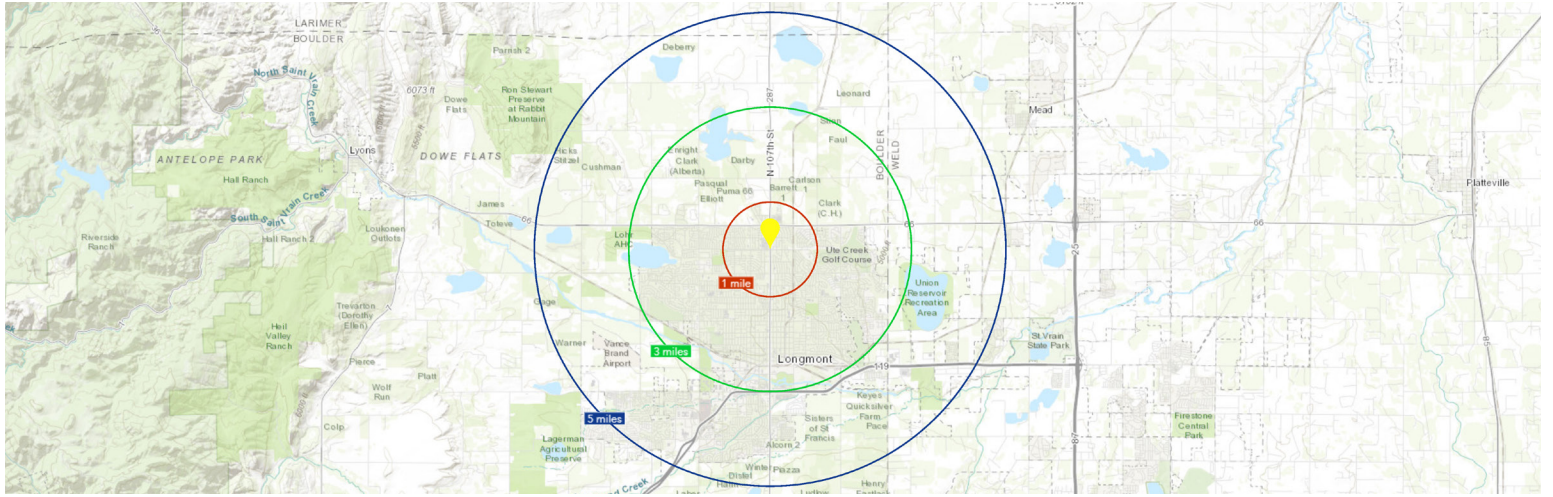
■ = Available Space

100	Big Lots	120	Front Range Mission Church
101	King Soopers	<b>122-AB</b>	<b>AVAILABLE: 3,590 SF (divisible)</b>
<b>102</b>	<b>AVAILABLE: 1,600 SF</b>	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
<b>108</b>	<b>AVAILABLE: 1,400 SF</b>	Pad 2	Take 5
109	Liquor	Pad 3	Noodles & Co
110	Boost Mobile	Pad 5	Scooters Coffee
112	Tobacco King	<b>PAD 6</b>	<b>AVAILABLE: .5 AC</b>
113	Dollar Tree	<b>PAD 8</b>	<b>AVAILABLE: 1 AC</b>
118	Planet Fitness	<b>PAD 9</b>	<b>AVAILABLE: 2 AC</b>

**TRADE AREA**



# AREA DEMOGRAPHICS



## DEMOGRAPHICS | COMPARISON SUMMARY

CATEGORIES	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	17,697	73,622	104,719
PROJ. POPULATION IN 2027	17,656	73,380	105,682
AVG. HOUSEHOLD INCOME	\$95,317	\$110,487	\$121,549
DAYTIME POPULATION (EMPLOYEES)	4,391	23,022	38,461

SOURCE: ESRI 2022

## 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 <sup>2</sup>
21st Ave east of Main St	6,600 <sup>1</sup>

SOURCE: CDOT 2021, City of Longmont <sup>1</sup>2017, <sup>2</sup>2015



**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](http://www.sullivanhayes.com)

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Longmont, Colorado

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All information to be independently verified.