

DIAGONAL MARKETPLACE

1000 - 1070 Ken Pratt Boulevard, Longmont, Colorado



PROPERTY OVERVIEW:

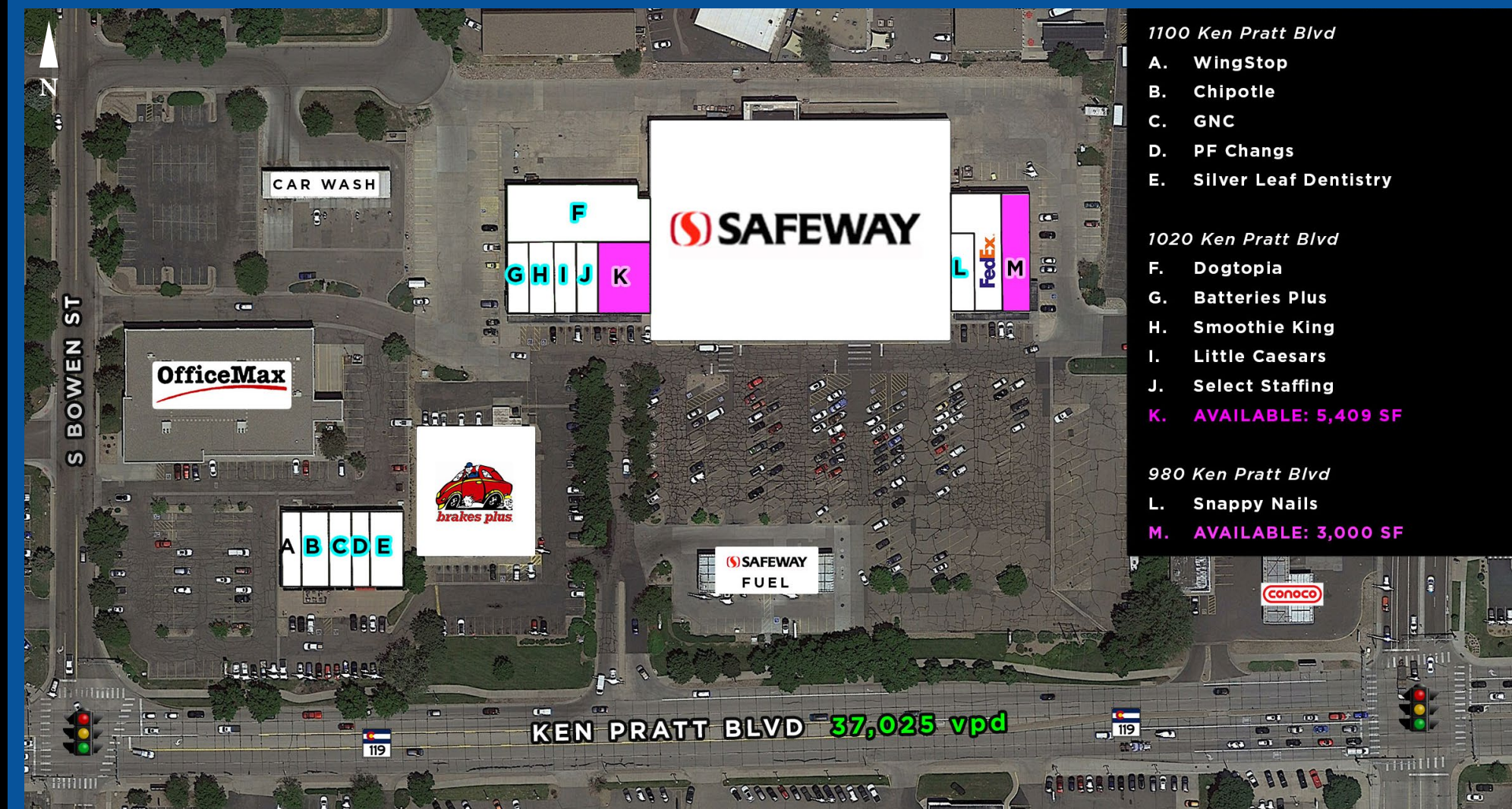
- Grocery anchored retail space for lease
- 3,000 SF & 5,409 SF available
- High traffic counts

Great Co-Tenancy!



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For more information:

Forrest Hunt

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DEMOGRAPHICS

POPULATION



1 Mile:	3 Mile:	5 Mile:
8,657	77,651	111,742

DAYTIME POPULATION



1 Mile:	3 Mile:	5 Mile:
9,958	31,209	37,952

HOUSEHOLDS



1 Mile:	3 Mile:	5 Mile:
3,224	29,939	42,989

AVG. HH INCOME



1 Mile:	3 Mile:	5 Mile:
\$97,008	\$101,137	\$107,279

AVG. DAILY TRAFFIC



Ken Pratt Blvd at Site Location	37,025 VPD
S Pratt Pkwy north of Hwy 119	11,535 VPD

SITE

UCHealth
Hospital
Under Construction
172,000 SF
50-75 Beds

N

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REAL ESTATE
GROUP**

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