WESTVIEW PLAZA

1716-1834 Main Street, Longmont, Colorado

PROPERTY OVERVIEW

1,040 SF - 3,443 SF retail space available for lease

Best intersection in the north Longmont retail sub-market

Excellent visiblity and access along Main Street (Highway 287)

Monument signage available

JOIN THESE TENANTS

Save a lot · goodwill · CHIPOTLE MEXICAN GRILL · FIVE GUYS FAMOUS BURGERS and FRIES · ups · T-Mobile · OneMain Financial

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SITE PLAN

Ste	Tenant	SF	Ste	Tenant	SF
01	MetroPCS	1,116	20	Atomic Prints	2,077
02	CosmoProf	2,152	23	Automotive EMTs	2,463
03	**AVAILABLE**	**1,200**	ATM	Wells Fargo	500
04	AA Massage	1,484	A	The UPS Store	1,260
05	**AVAILABLE**	**2,380**	B1	Zoes Pampered Pooches	1,240
06	One Main Financial	1,400	**B2**	**AVAILABLE**	**1,252**
07	Jackson Hewitt	1,258	C	Mountain Temp Service	1,350
08	Abo's Pizza Longmont	1,542	**E2**	**AVAILABLE**	**1,200**
09	**AVAILABLE**	**3,443**	F	Vertical Fusion	1,500
11	Rent-A-Center, Inc.	5,616	**H**	**AVAILABLE**	**2,089**
15	Pianos for Humanity	7,488	I	Wireless Vision	2,366
17	**AVAILABLE**	**1,040**	L	Westview Liquors	4,565
18	**AVAILABLE**	**1,116**			

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DEMOGRAPHICS

POPULATION

1 Mile:	18,914
3 Mile:	72,658
5 Mile:	103,073

EMPLOYEES

1 Mile:	4,801
3 Mile:	26,262
5 Mile:	36,789

AVG. HH INCOME

1 Mile:	$108,335
3 Mile:	$123,676
5 Mile:	$131,557

HOUSEHOLDS

1 Mile:	7,687
3 Mile:	30,391
5 Mile:	42,984

TRAFFIC COUNTS

On Main north of 17th:	31,088 vpd
On 17th east of Main:	13,088 vpd

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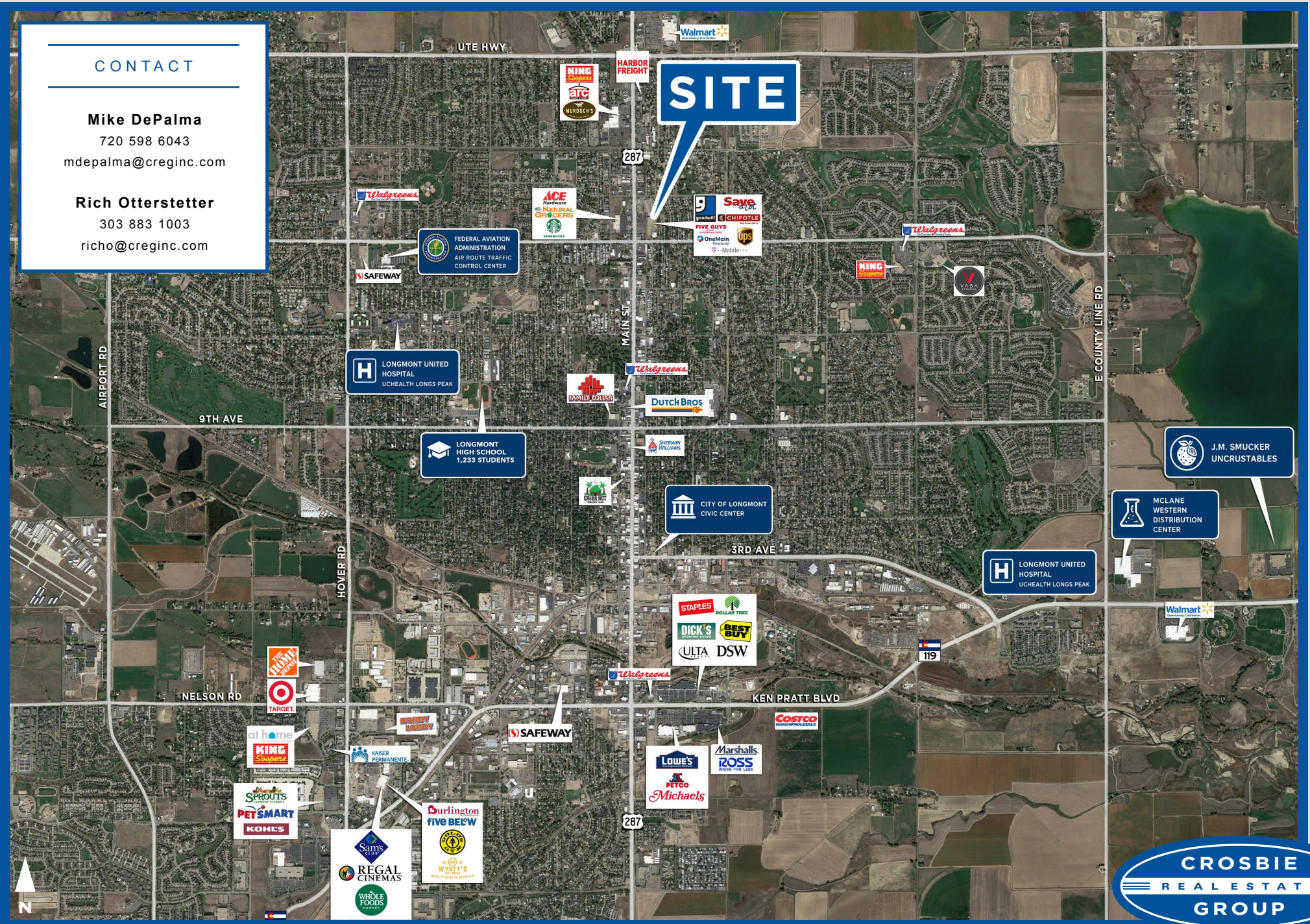

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