

ANCHOR LEASE AVAILABLE: 1630 PACE STREET

SEC OF PACE STREET & 17TH AVENUE | LONGMONT, COLORADO



INFORMATION

- 56,280 SF box retail available for lease
- Gasoline Pad also available
- Abundant parking with several access points
- Multiple signs available
- Excellent demographics in surrounding trade area

DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE
Est. Population	15,682	40,393	60,949
Avg Household Inc	\$101,645	\$78,783	\$76,905
Employees	1,392	8,528	20,647
Businesses	211	1,224	2,592

Source: Applied Geographic Solutions 2017

TRAFFIC COUNTS

On 17th Ave east of Alpine St	14,000 cars/day
On 17th Ave east of Pace St	8,600 cars/day
On Pace St south of Hwy 66	7,400 cars/day ¹
On Pace St south of 17th Ave	5,100 cars/day ²

Source: City of Longmont 2016, ¹2015, ²2012

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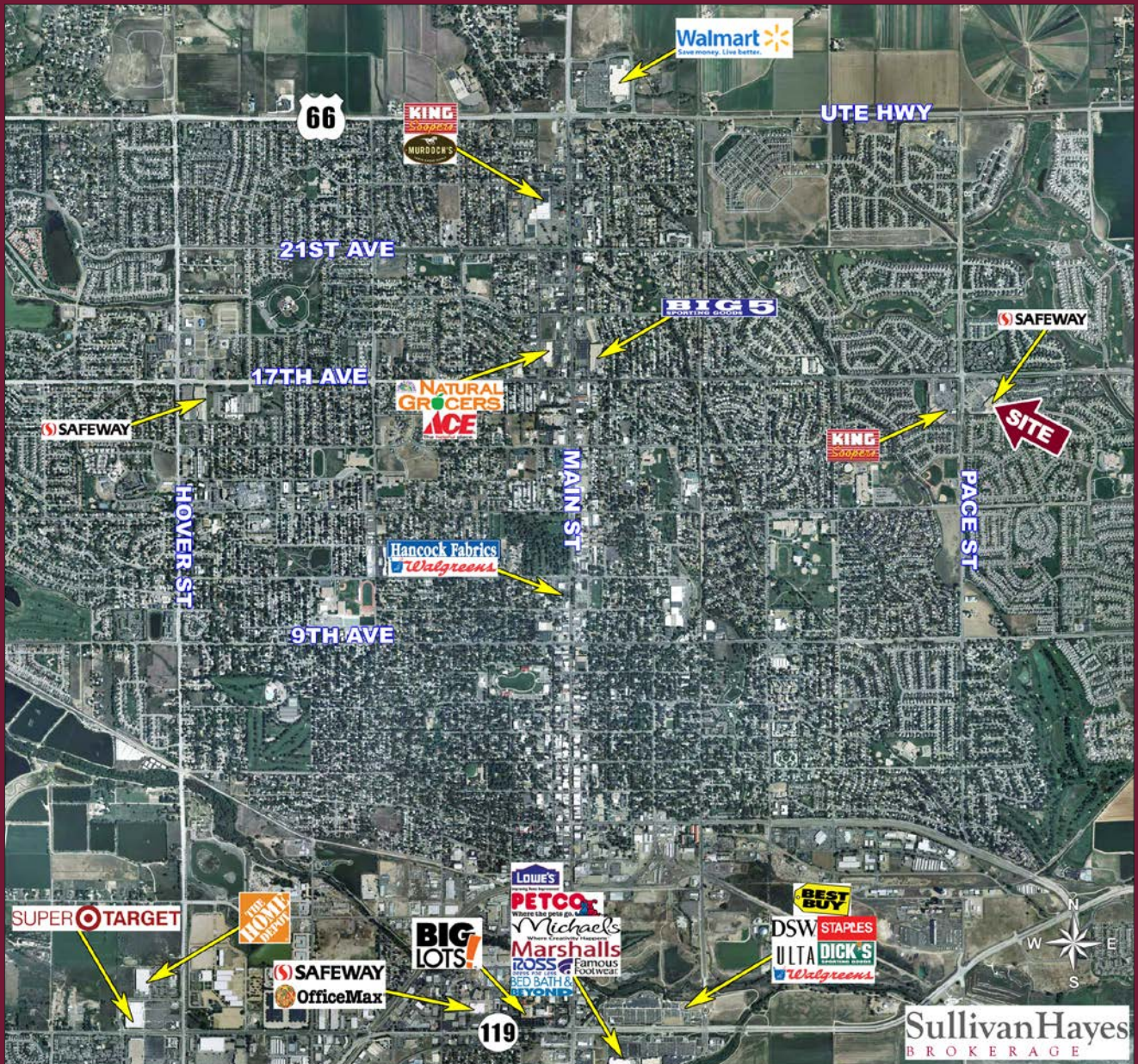
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