

**Contact:**

**Matt Kulbe**

Brokerage Services

office 720.420.7530

direct 720.376.6800

cell 720.635.4591

matt.kulbe@navpointre.com

**Anthony Damico**

Brokerage Services

office 720.376.6806

fax 720.240.0762

cell 720.935.6612

anthony.damico@navpointre.com

**Matt Call**

Principal

office 720.420.7530

direct 720.240.7529

cell 303.956.5781

matt.call@navpointre.com

**navpoint**  
REAL ESTATE GROUP

# Retail/Office Space For Lease

## FREE RENT!!!

## Lashley Retail Center

310-390 Lashley Street | Longmont | CO

**New  
Ownership  
& Management  
Remodeled  
in 2015!**



**Year Built:** 1984, Remodeled 2015

**Center Size:** 33,958 SF

**Space Available:** 2,915 SF

**Minimum Divisible:** 721 SF

**Maximum Contiguous:** 1,897 SF

**Lease Rate:** \$9.00\*/SF

**Lease Type:** NNN

**NNN Expenses:** \$3.50/SF

\*Effective 1st Year Rate based on 3 months free rent for qualifying 3-5 year Leases



# LASHLEY RETAIL CENTER

310-390 Lashley Street | Longmont CO

City: Longmont  
County: Boulder  
Year Built: 1984  
Year Remodeled: 2015  
Total Building Size: 33,958 SF  
Site Size: 1.45 Acres  
(63,162 SF)  
Zoning: Commercial

## Property Description:

- Retail/office space available in neighborhood retail center
- Located less than 1/4 mile north of Highway 119 and 10 blocks east of Main Street
- Excellent visibility with signage potential
- Great traffic counts with over 17,700 VPD



**Longmont is a rapidly growing,** vibrant northern Colorado city of over 96,000 people, which has retained much of its small town quality of life.

Named one of the **“Best Places to Live”** in 2006 and 2008 by **CNN/Money Magazine** and in 2014 by **24/7 Wall St.**

Longmont was named **“All-America City”** in 2006.

The Boulder/Longmont area has **the highest concentration of software-related jobs in the nation.**

Source: <http://longmontcolorado.gov>



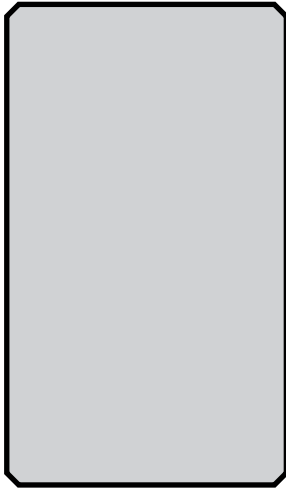
Downtown Longmont



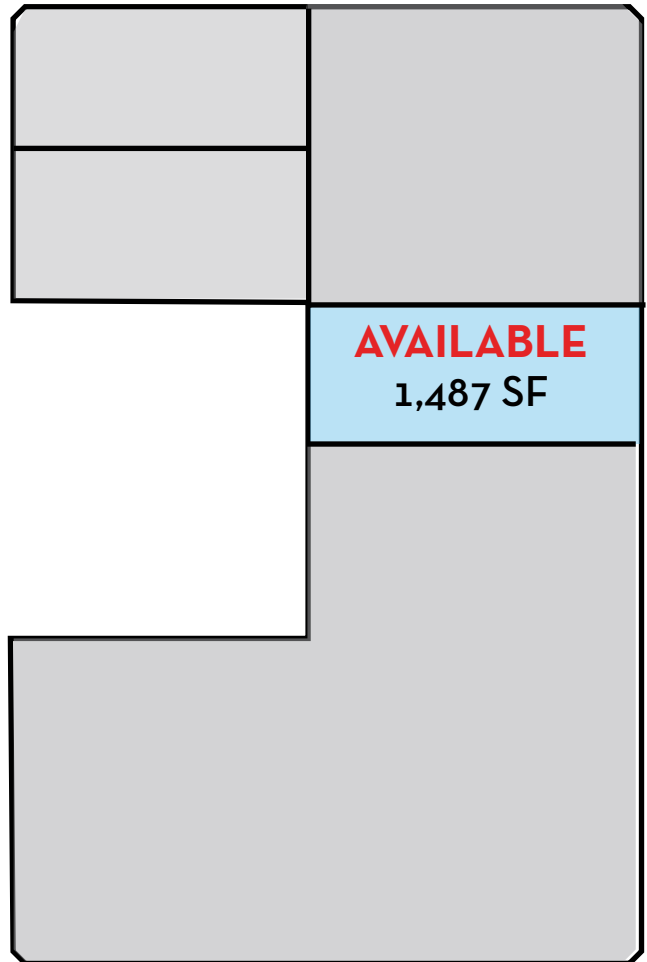
# LASHLEY RETAIL CENTER

310-390 Lashley Street | Longmont CO

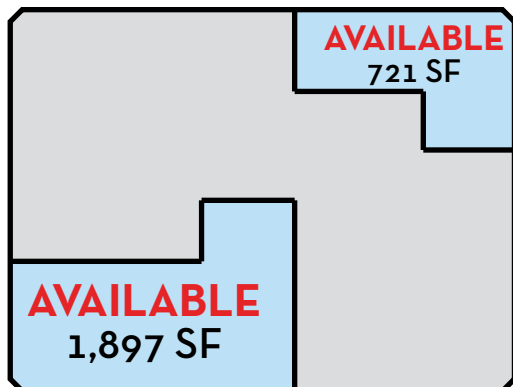
**390 Lashley St**



**340 Lashley St**



**310 Lashley St**



**Available Space:**  
721 SF, 1,897 SF

**Available Space:**

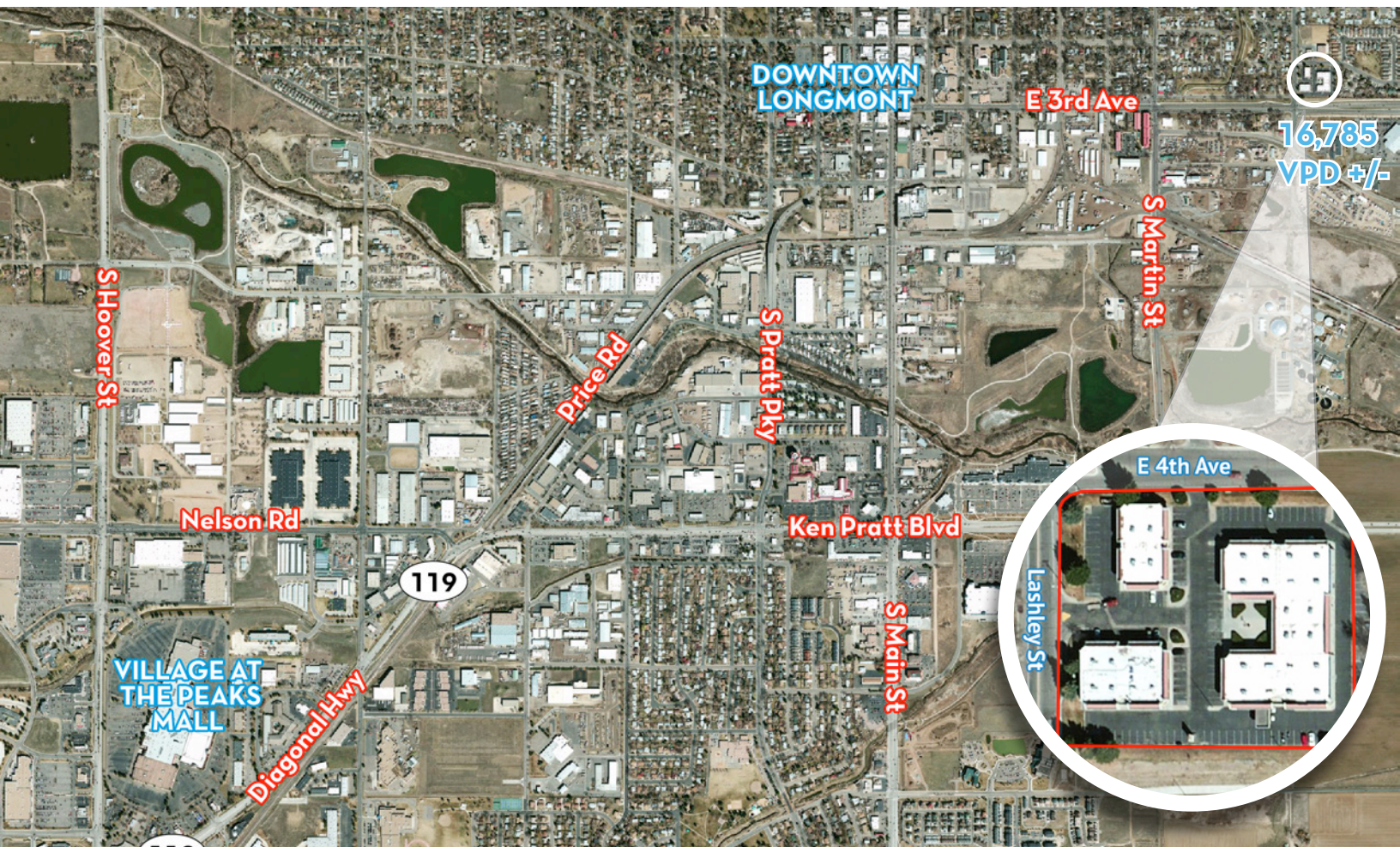
1,435 SF, 1,480 SF, 1,487 SF





# Retail/Office Space for Lease

310-390 Lashley Street | Longmont CO



## Demographics:

Population	1 Mile	3 Miles	5 Miles
2020 Projection	11,770	77,430	105,242
2015 Estimate	11,048	72,292	98,103
Median Age	34.9	37.2	37.6
Households	1 Mile	3 Miles	5 Miles
2020 Projection	4,436	29,733	40,751
2015 Estimate	4,153	27,701	37,907
Household Size	2.6	2.6	2.6
Household Income	1 Mile	3 Miles	5 Miles
2015 Average	\$66,064	\$76,434	\$82,558
2015 Median	\$50,868	\$59,613	\$65,082
Housing	1 Mile	3 Miles	5 Miles
Median Housing Value	\$190,877	\$235,737	\$254,669

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person viewing this information to independently verify it. This package is subject to change, prior sale, or complete withdrawal.

