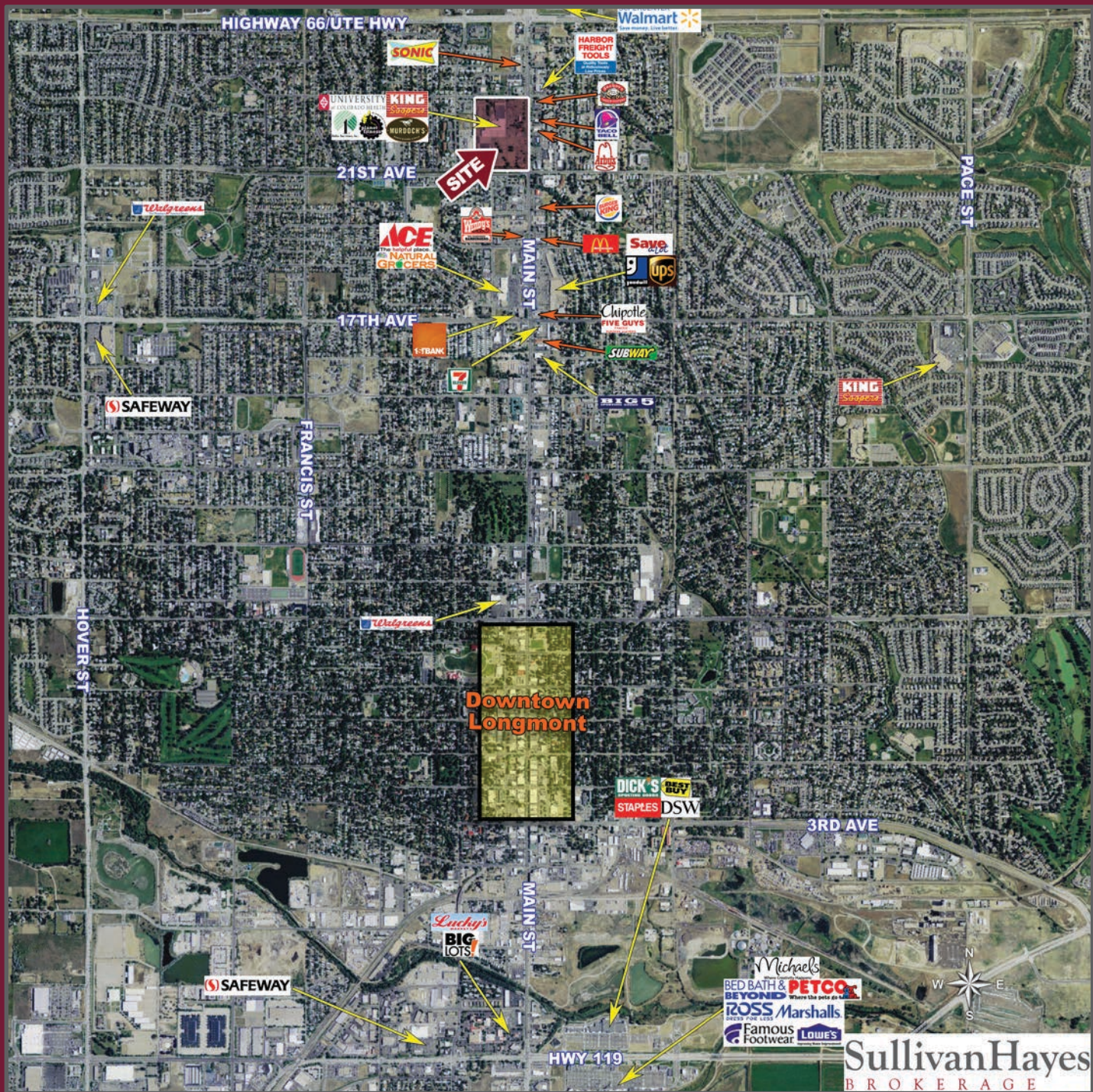


# INLINE RETAIL SPACE & PAD SITE AVAILABLE AT KING SOOPERS-ANCHORED CENTER

NWC HIGHWAY 287 (MAIN STREET) & 21ST AVENUE | LONGMONT, CO 80501

HORIZON PARK  
NWC HIGHWAY 287 (MAIN STREET) & 21ST AVENUE | LONGMONT, CO 80501



## INFORMATION

- King Soopers anchored center in north Longmont
- Other major retailers include Murdoch's, Planet Fitness and Dollar Tree, Arc Thrift & Big Lots coming soon!
- 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: 1,400 SF retail; 7,953 SF retail; 5,067 SF inline retail

## DEMOGRAPHICS

|              | 1 MILE   | 3 MILE   | 5 MILE   |
|--------------|----------|----------|----------|
| Population   | 17,668   | 71,684   | 96,950   |
| Avg. HH Inc. | \$62,743 | \$77,730 | \$85,478 |
| Employees    | 4,334    | 23,638   | 37,433   |
| Businesses   | 594      | 2,933    | 4,182    |

Source: Allocate Data 2017

## TRAFFIC COUNTS

|                              |                 |
|------------------------------|-----------------|
| On Main St south of 21st Ave | 34,000 cars/day |
| On Main St south of Ute Hwy  | 26,000 cars/day |
| On 21st Ave east of Main St  | 4,861 cars/day* |
| On 21st Ave west of Main St  | 8,078 cars/day* |

Source: CDOT 2016; \*Google Earth 2012

1301 Canyon Boulevard | Suite 228 | Boulder, Colorado 80302 | 303.534.0900 Fax: 303.831.1333 | www.sullivanhayes.com

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**RETAIL**  
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RETAIL ADVISORS

AGENCY  
DISCLOSURE

**Michael DePalma**  
720.382.7597 | mdepalma@sullivanhayes.com

**Sean Kulzer**  
720.382.7596 | skulzer@sullivanhayes.com

**David Dobek**  
720.382.7598 | ddobek@sullivanhayes.com

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# HORIZON PARK

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= Available Space

## SITE PLAN LEGEND

- 101 King Soopers
- 102 Game Force
- 103-104 Tacos Don Joses
- 105 Nails & Hair
- 106 Phelps Shoe Repair
- 107 Murdoch's
- 108 AVAILABLE: 1,400 SF**
- 109-110 Liquor
- 111 Boost Mobile
- 112 Tobacco King
- 113-116 Dollar Tree
- 117-119 Planet Fitness
- 120 AVAILABLE: 7,953 SF**
- 121 Planet Fitness
- 122 AVAILABLE: 5,067 SF**



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