

HIGH IMAGE RESTAURANT/RETAIL

FOR LEASE

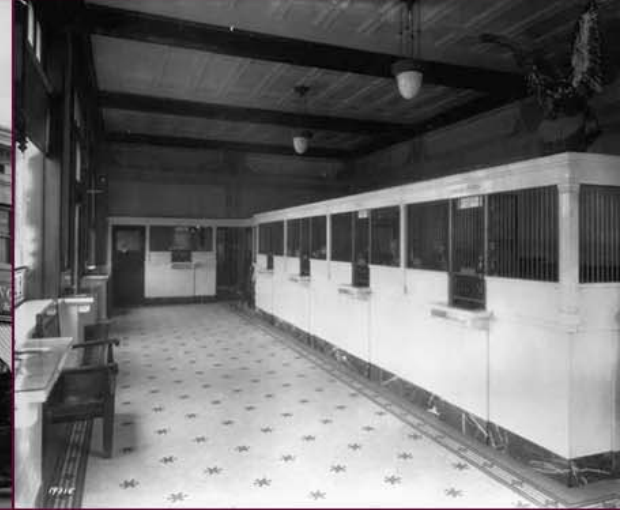
380 MAIN STREET

LONGMONT, CO 80501

9,000 SF DIVISIBLE DOWN TO 2,500 SF



1060 BANNOCK ST., SUITE 300
DENVER, COLORADO 80204
PHONE 303.592.7300
FAX 303.592.7305
WWW.AXIORE.COM



380 Mainstreet is a two story 17,375 SF Mixed-Use building built in 1910. Located on the NEC of Main Street & 4th Avenue in Longmont

SPECIFICATIONS

TOTAL BUILDING:	17,375 SF	YEAR BUILT:	1910
TENANT FINISH:	NEGOTIABLE	AVAILABLE:	9,000 - 2,500 SF
PARKING:	CITY LOTS & STREET PARKING	STREET LEVEL PATIO(S):	AVAILABLE
LIGHTED INTERSECTION:	YES	ROOFTOP PATIO:	AVAILABLE

DEMOGRAPHICS (ESRI 2009)

	1 MILE	3 MILE	5 MILE
EST. POPULATION:	18,182	76,725	92,253
AVG. HH INCOME :	\$65,066	\$81,714	\$85,389
EMPLOYEE POPULATION:	9,360	40,918	52,274
TRAFFIC COUNTS: (DRCOG)	27,000 VPD 16,369 VPD 4,204 VPD	N/O 3RD AVE ON MAIN ST. (HWY 287) E/O MAIN ST. ON 3RD AVE. E/O MAIN ST. ON 4TH AVE.	

LOCATION



JOHN LIVADITIS
C: 303.592.7300
E: JOHN@AXIORE.COM

TANNER JOHNSON
C: 303.592.7300
E: TANNER@AXIORE.COM