



# NewMark Merrill

COMPANIES

*When you love shopping centers it shows.*



LOCATED AT PACE STREET AND 17TH AVENUE, LONGMONT, COLORADO



Fox Creek Liquors



**Project Size :** 25,254 Sq. Ft. of Retail Space

## Demographics



**Population\***  
1 Mile.....13,827  
3 Mile.....57,472  
5 Mile.....90,968



**Traffic Count\***  
24,000 Cars Daily



**Household Income\***  
1 Mile: \$91,570  
3 Mile: \$73,952  
5 Mile: \$80,182



**NewMark Merrill**

MOUNTAIN STATES

For additional information, please contact:

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630 15th Avenue

Suite 100

Longmont, CO 80501

www.newmarkmerrill.com

- Great location positioned at one of Longmont's key retail intersections
- Join King Soopers and Walgreens in the immediate trade area
- Excellent access via 3 full entry points, traffic from all directions has direct visibility
- Well established Shopping Center with ample parking
- Located in affluent, densely populated neighborhood

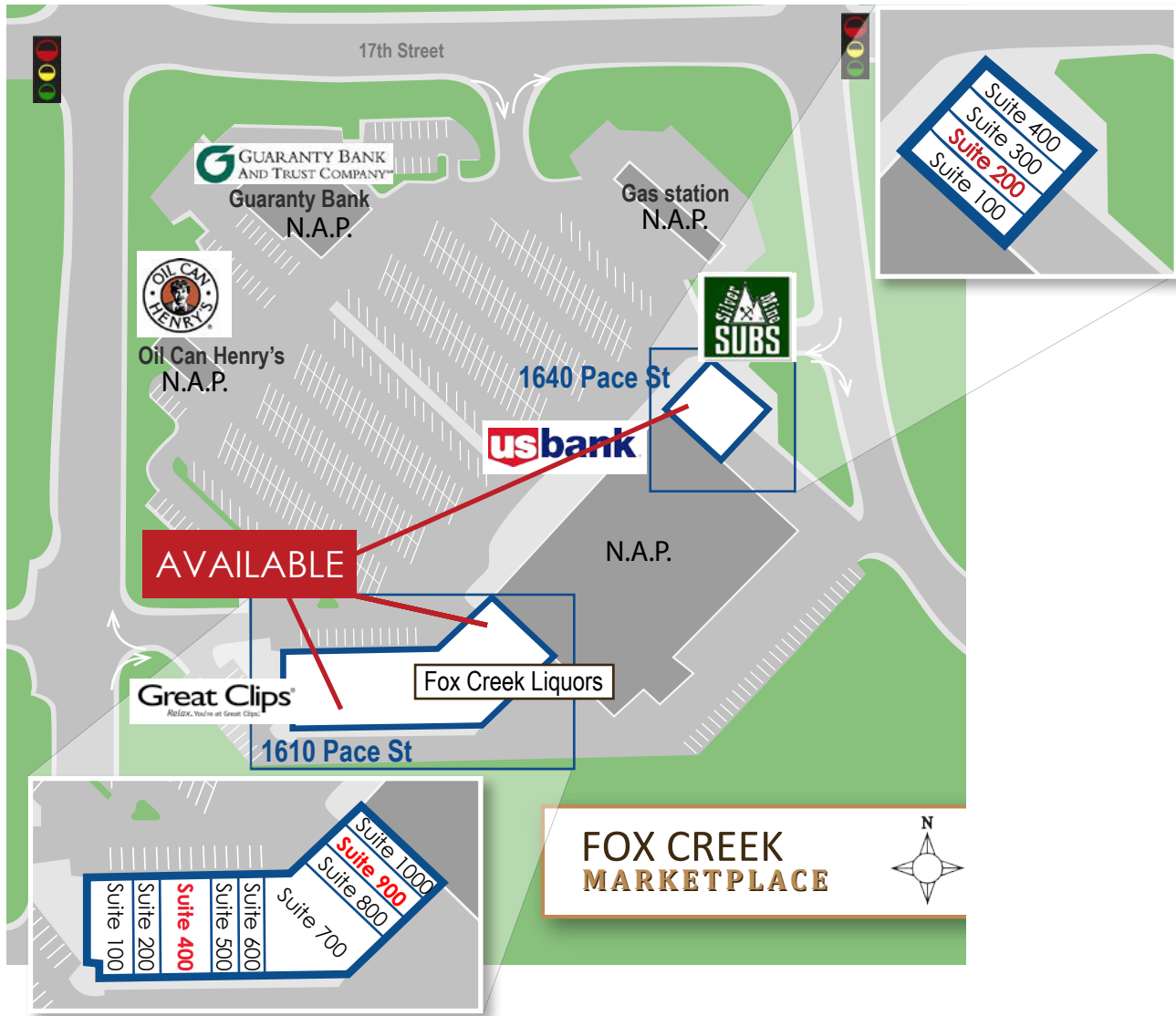
\*Estimates are based on 2017 demographics for population and average income per household. The information contained here in is not guaranteed and should be independently verified.

## 1610 Pace Street

- Suite 100 Fox Creek Family Dental
- Suite 200 Great Clips
- Suite 400 **AVAILABLE - 2,812 SF (Turnkey Veterinary Clinic)**
- Suite 500 Papa John's
- Suite 600 Hafezzadeh Vision
- Suite 700 Fox Creek Liquors
- Suite 800 Forever Summer Tanning Salon
- Suite 900 **AVAILABLE - 1,500 SF (Vanilla Shell Retail)**
- Suite 1000 The Gold Market

## 1640 Pace Street

- Suite 100 QNails
- Suite 200 **AVAILABLE - 1,225 SF (Turnkey Office)**
- Suite 300 Silver Mine Subs
- Suite 400 Las Palmeras



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