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REAL ESTATE



Turnkey Longmont Restaurant Space For Lease

353 MAIN ST | LONGMONT, CO 80501

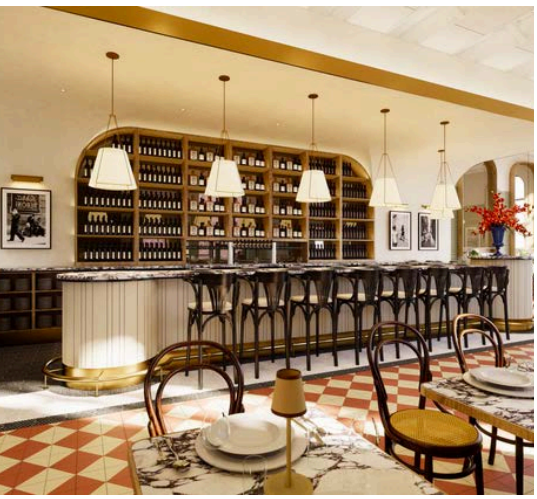
Size: 2,860 SF
Rate: Negotiable
Available: Q1 2027

THE MAIN EVENT

An iconic Downtown Longmont building with charm for days and a bright new chapter ahead. Ownership is undertaking a transformative renovation, turning this former office building into Longmont's next restaurant destination. Seeking a collaborative, experienced, and ambitious operator with a clear vision and a passion for creating something special. Rare opportunity to help shape a landmark project. Delivered ready for tenant finish in Q1 2027.

PROPERTY HIGHLIGHTS

- Brand new hood with ansul & grease interceptor
- All mechanical systems, plumbing, and roof will be new
- Brand new fire suppression system
- ADA restrooms
- Located on the 300 block of vibrant Main Street in downtown Longmont
- Landlord working with Bray Architecture to design a preliminary restaurant; looking for an operator to help early on.







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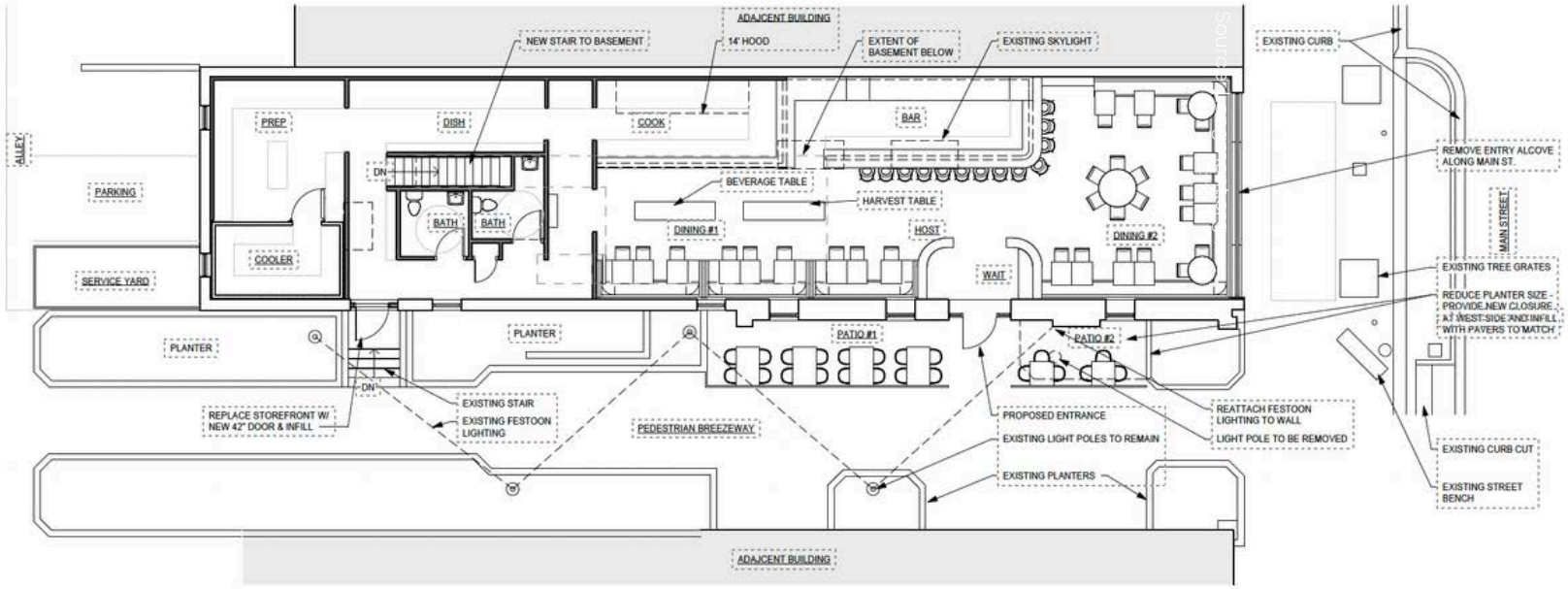


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PRELIMINARY SCHEMATIC DESIGN

SEATING SUMMARY		
TYPE	TABLES	SEATS
DINING		
STOOLS		12
2 - TOPS	18	36
4 - TOPS	2	8
6 - TOPS	1	6
8 - TOPS	0	0
TOTAL	21	62
PATIO SEATING		
STOOLS		0
2 - TOPS	0	0
3 - TOPS	2	6
4 - TOPS	4	16
6 - TOPS	0	0
TOTAL	6	22
TOTAL SEATING	27	84



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ABOUT LONGMONT

Longmont is a community of over 100,000 on the northern edge of metro Denver. Boulder County, as the nation's most educated, is home to a number of advanced technology companies that are engaged in cutting edge R&D, and the translation of ideas into products. Names like IBM, Google, Microsoft, Oracle, Seagate, AMD, Lockheed Martin, Ball Aerospace, Sierra Nevada, and others populate the regional landscape. In Longmont alone, more than 200 global companies have a presence here and employ more than 11,000. In addition, a network of companies providing services, products and amenities exist to support these industries – all in a community that provides unparalleled quality of life.

LONGMONT DEMOGRAPHICS

within 2 Miles | 5 Miles | 10 Miles

POPULATION (2020)
41,594 | 102,810 | 162,748

HOUSEHOLDS (2020)
17,393 | 41,096 | 63,898

AVG. HOUSEHOLD INCOME
$96,835 | $108,403 | $119,290

MEDIAN HOME VALUE
$444,545 | $472,356 | $520,440





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