512 MAIN STREET

LONGMONT, CO 80501

OFFERED AT
$2,000,000

BUILDING SIZE
5,980 SF

ZONING
MU-D
Mixed-Use Downtown



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CLICK HERE
for salon virtual tour

CLICK HERE
for restaurant virtual tour

LONGMONT LEGEND

Every Longmonster knows Mike O'Shays. Now, for the first time in a long time, the beloved 4,380 SF pub and the entire two-unit downtown building it calls home are up for grabs. 5,980 SF total, with a fully-leased 1,600 SF salon next door delivering market-rent income from day one. Buy the building, run the pub yourself, and let the salon cover your coffee. Prefer to just take the reins on the restaurant? The 3,980 SF space is also available for lease. Downtown Longmont's most beloved corner is officially in play.

TWO-UNIT BUILDING IN THE HEART OF DOWNTOWN LONGMONT FOR SALE

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Unit A | Restaurant

(Also available for Lease at $25 NNN)

- 4,380 SF
- Available for occupancy/will be delivered vacant
- Brand/business purchase negotiable if interested
- 12-foot Type I hood
- 50-gallon above-grade grease trap located in basement
- (1) walk-in cooler; (1) walk-in freezer; (1) walk-in keg cooler
- Full basement for storage
- All FF&E included



Unit B | Aveda Salon

- 1,600 SF
- Renewed 12/31/2026 with term through 12/31/2029
- $42,250 annual net income (NNN lease)
- Updated throughout
- Open floor plan with treatment rooms in back and multiple stations



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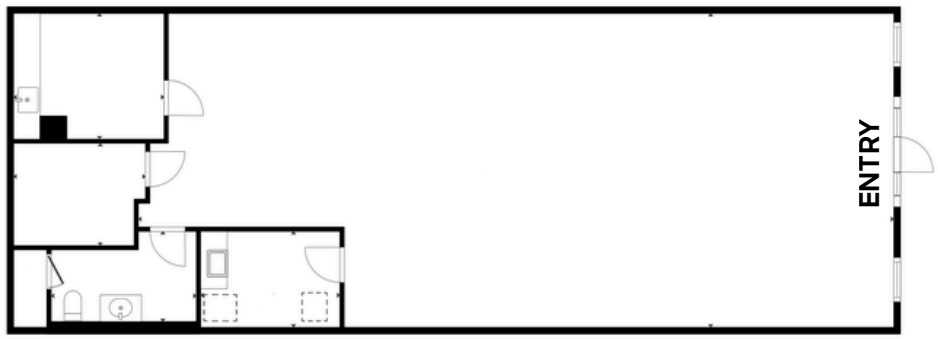
Restaurant Space | Unit A | 4,380 SF



CLICK HERE
for restaurant virtual tour

CLICK HERE
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Salon Space | Unit B | 1,600 SF



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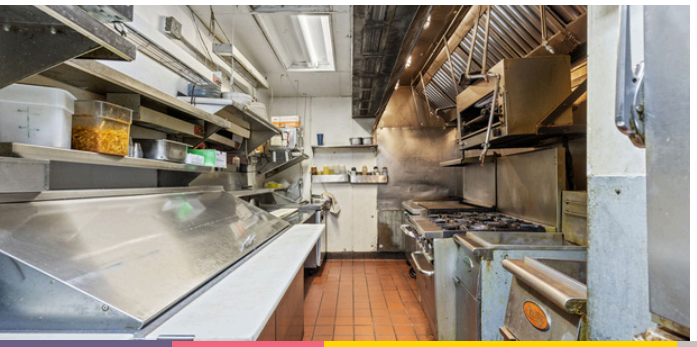
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UNIT A - RESTAURANT













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UNIT B - SALON













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LONGMONT DEMOGRAPHICS

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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DOWNTOWN LONGMONT MOMENTUM

Downtown Longmont has quietly become one of Colorado's strongest urban success stories. Continued population growth, major private investment, expanding restaurant and entertainment options, and a vibrant calendar of community events have transformed Main Street into a regional destination.

With Boulder County preparing to welcome the Sundance Film Festival beginning in 2027, the area's national profile is expected to rise even further. Longmont stands to benefit from increased tourism, business activity, and continued investment while maintaining the authenticity and accessibility that have made it increasingly attractive to residents and businesses alike.

Some have started calling Longmont "the next Boulder." Whether or not you embrace the comparison, one thing is clear: the market's trajectory has investors paying close attention.

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REAL ESTATE



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