

High Traffic In-Line Retail for Lease

800 HOVER STREET | LONGMONT, CO 80501

- UNIT B: 1,125 SF | End-cap, Second generation Salon
- UNIT C: 4,589 SF | In-Line Retail
- UNIT D: 8,326 SF | In-Line Retail
- GROUND LEASE: .80 Acres
- GROUND LEASE: .22 Acres

Rates: Negotiable | Available: Immediately



RETAIL'S NEXT WAVE

In the ever-changing landscape of southwest Longmont, one retail center is the Phoenix Rising, breathing new life into Longmont with each new dawn. The shopping center, located at 800 Hover, presents a variety of in-line retail anchored by longtime tenant Hobby Lobby. Join a dynamic tenant mix that includes Hobby Lobby as the anchor, a popular dog wash, a local theater company, and an optical center. Vacancies include a second-generation salon and small box retail. Just to the south is Longmont's most recently delivered lifestyle center, Village at the Peaks. Future development plans include 200 new residential units directly to the east and another 200-400 units directly to the west of the center. Join the Phoenix Rising and embrace the next generation of retail trends.

PROPERTY HIGHLIGHTS

- Unit B is a former salon with plumbing in place
- Unit D is an open floor plan with modern finishes and versatile for many uses like a gym, dance studio, or store.
- In popular southwest Longmont with multiple suite sizes available
- Anchored by Hobby Lobby
- Future adjacent developments: 100 Townhomes to the east and 200-400 multi-family units to the west



[CLICK HERE](#)
for Unit B virtual tour



[CLICK HERE](#)
for Unit C virtual tour



[CLICK HERE](#)
for Unit D virtual tour

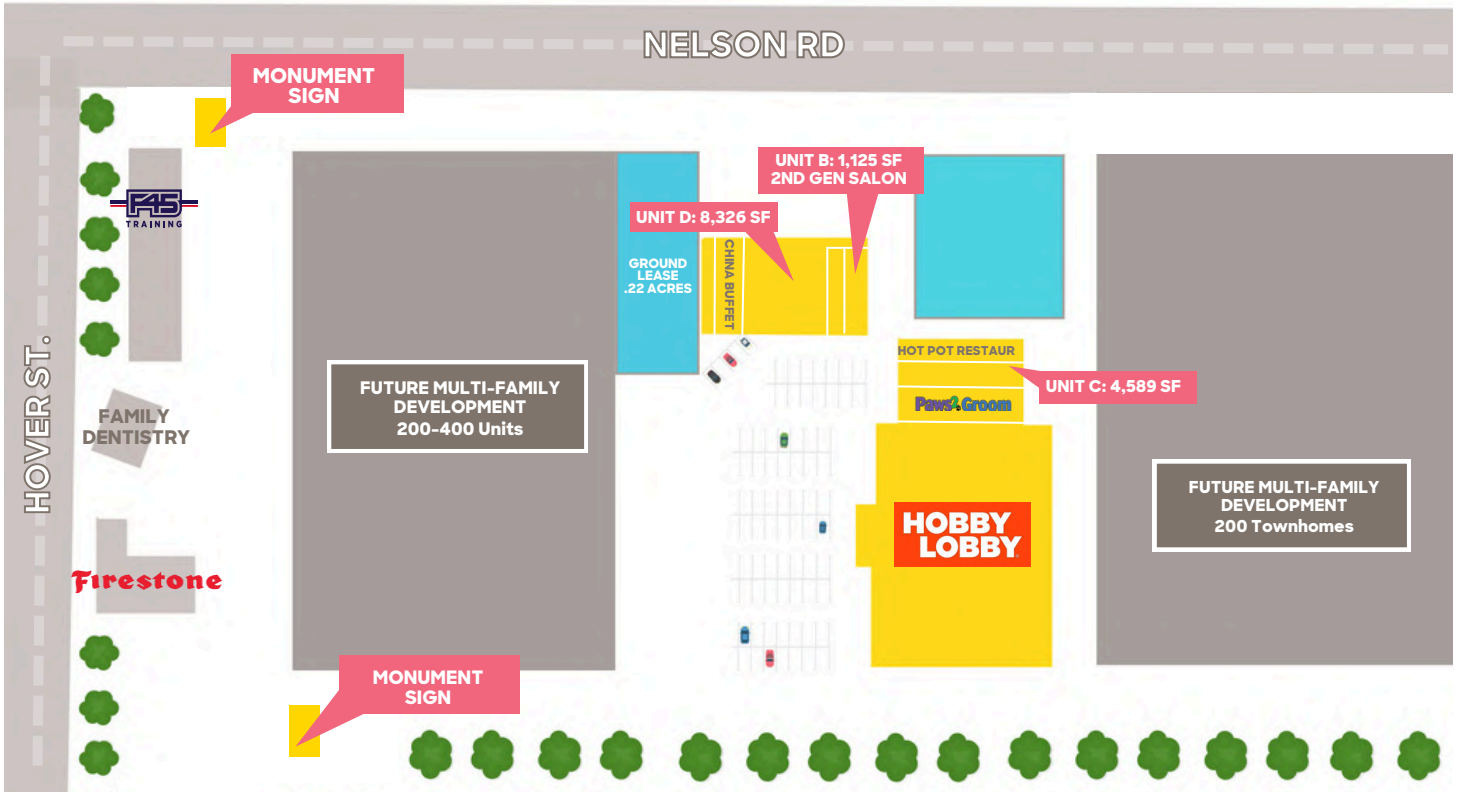


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LONGMONT DEMOGRAPHICS

1MI - 5MI

LONGMONT POPULATION

2023: 34,470 - 107,246

2028: 3579 - 108,605
(projected)

AVG HOUSEHOLD INCOME

\$113,496 - \$109,603

MEDIAN HOUSEHOLD INCOME

\$86,871 - \$85,924

MEDIAN HOME VALUE

\$488,072 - \$450,965

TRAFFIC COUNTS

NELSON RD 95TH ST W

17,438 2022 0.05 MI

NELSON RD FAIRGROUND W

18,014 2022 0.15 MI

HOVER ST NELSON RD S

38,405 2022 0.17 MI

ABOUT LONGMONT

Longmont is a community of 99,000 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.

Source: Longmont.org



GROUND LEASE
.80 ACRES

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