

1300 MAIN STREET

LONGMONT, COLORADO 80501



MIXED-USE DEVELOPMENT OPPORTUNITY

Sale Price: \$620,000 (\$39.54/SF)

This property is located at the established intersection of Mountain View Avenue and Main Street. It currently consists of two small buildings and provides an opportunity to be redeveloped. This parcel is zoned MU-C (Mixed-Use Corridor) and allows for a variety of uses, including but not limited to multi-family (up to 4 stories), retail, restaurant, hotel, and medical office. *Please contact listing brokers to discuss further details.*

PROPERTY FEATURES

- Lot Size** 0.36 Acre (15,681 SF)
- Zoning** MU-C (Mixed-Use Corridor)

PROPERTY HIGHLIGHTS

- Multiple redevelopment options
- Storefront visibility

PROPERTY **ZONING & USES**

Some of the MU-C (Mixed-Use Corridor) permitted zoning uses include:

- Restaurant, bank or financial institution
- Multifamily dwelling
- General retail sales
- Hospital, medical or dental clinic, medical laboratory or research facility, skilled nursing or rehabilitation facility
- Veterinary clinic or hospital
- Car wash
- Equipment sales
- Single-family attached dwelling
- Group care facility, independent living facility
- Bed and breakfast, hotel, short-term rental

 [CLICK TO VIEW TABLE OF ALLOWED USES](#)

 [CLICK TO VIEW FULL ZONING ORDINANCES](#)

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2020 Population	18,732	82,706	102,330
2020 Households	7,418	32,192	39,656
Avg. HH Income	\$71,125	\$90,970	\$100,174
Daytime Population	6,791	31,757	39,642

Source: CoStar, 2020

NORTH METRO **ENTERPRISE ZONE**

1300 Main Street is located in the North Metro Enterprise Zone of Longmont.

WHAT IS THE ENTERPRISE ZONE?

A state funded program that was created to promote a business friendly environment in economically distressed areas by offering state income tax credits that incentivize businesses to locate and develop in, and non-profit organizations to assist with the needs of these communities.

BUSINESS INCOME TAX CREDITS

- Investment Tax Credit | 3% of depreciable equipment purchases
- Commercial Vehicle Investment Tax Credit | 1.5% of commercial vehicle purchase
- Job Training Tax Credit | 12% of qualified training expenses
- New Employee Tax Credit | \$1,100 per new job
- Agriculture Processor New Employee Tax Credit | \$2,000 per new job
- Employer Sponsored Health Insurance Credit | \$1,000 per covered employee
- R&D Increase Tax Credit | 3% of increased R&D expenditures
- Vacant Building Rehabilitation Tax Credit | 25% of rehab expenditures (hard costs)

ADDITIONAL EZ INCENTIVES

- Manufacturing/Mining Sales and Use Tax Exemptions | Expanded S&U tax exemption in EZ
- Contribution Tax Credit | 25% cash / 12.5% in-kind on contributions to EZ projects

Source: www.longmont.org



LONGMONT MAJOR EMPLOYERS

- St. Vrain Valley Schools
- City of Longmont
- Seagate Technology West, Safety Services Division
- Longmont United Hospital
- UC Health/Longs Peak Hospital
- Federal Aviation Administration
- McLane Western
- Circle Graphics
- Crocs
- *Source: visitlongmont.org*



LONGMONT AREA EDUCATION

- University of Colorado
- Colorado State University
- Naropa University
- Front Range Community College
- Redstone College



LONGMONT, COLORADO DEMOGRAPHICS



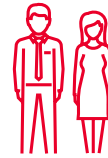
AREA POPULATION
95,500



LONGMONT POPULATION
70,000



HUMBER OF HOUSEHOLDS
27,306



AVERAGE AGE
39



MEDIAN HOME VALUE
\$368,470

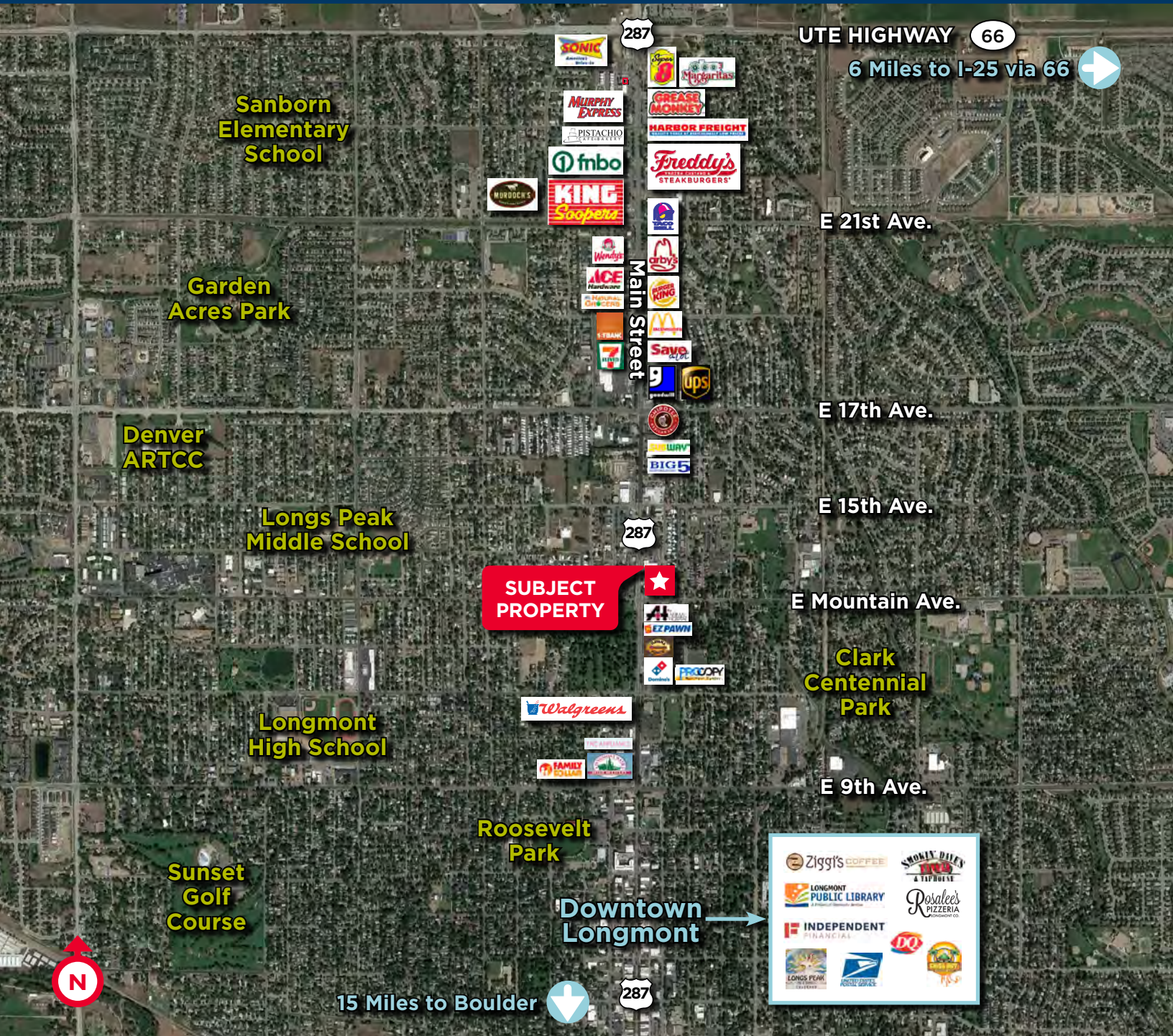


POPULATION GROWTH 2020-2025
2.45%



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SUBJECT PROPERTY

Ziggie's COFFEE	SMOKIN' BILLY'S A TAP HOUSE
LONGMONT PUBLIC LIBRARY	Rosalee's PIZZERIA
INDEPENDENT FINANCIAL	DQ
LONGMONT PARK	POSTAL SERVICE

For more information, please contact:

CHASE CHRISTENSEN
Senior Associate

+1 970 267 7406
chase.christensen@cushwake.com

JAMES ARNOLD
Broker Associate

+1 720 354 2059
james.arnold@cushwake.com

772 Whalers Way, Suite 200
Fort Collins, Colorado 80525

T +1 970 776 3900
F +1 970 267 7419

cushmanwakefield.com