

FOR LEASE

Fox Creek Village

1611 Pace St | Longmont, CO



Overview

AVAILABLE

1,113 - 6,500 SF

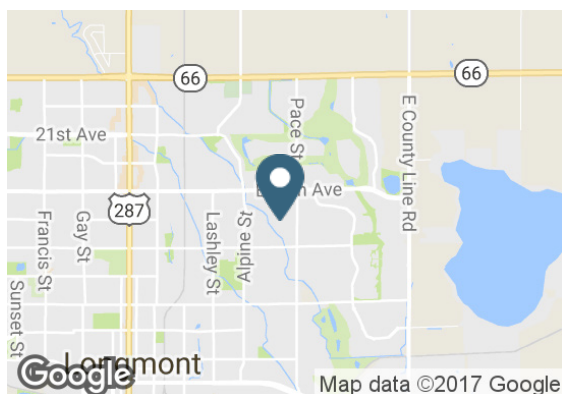
RATE

Contact Broker for
Pricing

Description

- Located on the SWC of Pace St and 17th Ave
- Strong tenant mix
- Ample parking

Tenants



Demographics

	1 MILE	3 MILE	5 MILE
Current Population	15,580	62,796	95,221
Total Households	5,286	23,695	36,110
Average HH Income	\$106,276	\$84,589	\$90,932
Daytime Population	9,046	56,678	89,425

Year: 2018 | Source: Esri

Contact

JIM HOFFMAN

303.390.5238 | jim.hoffman@srsre.com

JOE BECK

303.295.4835 | joe.beck@srsre.com

Traffic Counts

17th Ave: w/o Pace St	13,990 VPD
17th Ave: e/o Pace St	10,765 VPD

Year: 2016 | Source: DRCOG

SRS REAL ESTATE PARTNERS | 1875 Lawrence Street, Suite 850 | Denver, CO 80202 | 303.572.1800

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

SRSRE.COM



Fox Creek Village

1611 Pace St | Longmont, CO



SPACE	TENANT	SF
1	King Soopers Fuel Site	3,956
2	King Soopers Fuel Site	68,657
3	AVAILABLE	1,400
4	H&R Block	1,361
5	Perfect Teeth	2,200
6	AVAILABLE	1,113
7	At the Beach	4,044
8	AVAILABLE	1,300
9	Art Cleaners	1,300
10	AVAILABLE	1,300

SPACE	TENANT	SF
11	Fossil Spa Nails	1,300
12	9 Round	1,300
13	Nicolo's Chicago Pizza	2,477
14	Family Pet Hospital	1,398
15	Family Pet Hospital	2,000
16	Orthodontist	1,984
17	Starbucks	1,500
18	Wells Fargo	3,415
19	Veno Cellars	3,948
20	Subway	1,580

Executive Summary

1611 Pace St | Longmont, CO



	1 mile	3 miles	5 miles
Population			
2000 Population	8,442	49,249	75,697
2010 Population	14,015	56,499	85,465
2018 Population	15,580	62,796	95,221
2023 Population	16,668	69,214	107,344
2000-2010 Annual Rate	5.20%	1.38%	1.22%
2010-2018 Annual Rate	1.29%	1.29%	1.32%
2018-2023 Annual Rate	1.36%	1.97%	2.43%
2018 Male Population	49.6%	49.3%	49.3%
2018 Female Population	50.4%	50.7%	50.7%
2018 Median Age	36.7	37.4	38.6
Households			
2000 Households	2,850	18,536	28,286
2010 Households	4,844	21,644	32,917
2018 Total Households	5,286	23,695	36,110
2023 Total Households	5,656	26,165	40,536
2000-2010 Annual Rate	5.45%	1.56%	1.53%
2010-2018 Annual Rate	1.06%	1.10%	1.13%
2018-2023 Annual Rate	1.36%	2.00%	2.34%
2018 Average Household Size	2.95	2.62	2.61
Housing Units			
2018 Total Housing Units	5,373	24,545	37,319
2018 Owner Occupied Housing Units	4,335	15,381	24,439
2018 Renter Occupied Housing Units	951	8,314	11,671
2018 Vacant Housing Units	87	850	1,209
Race and Ethnicity			
2018 White Alone	82.7%	82.1%	83.2%
2018 Black Alone	1.4%	1.2%	1.1%
2018 American Indian/Alaska Native Alone	1.0%	1.1%	1.0%
2018 Asian Alone	4.7%	2.5%	2.7%
2018 Pacific Islander Alone	0.1%	0.0%	0.1%
2018 Hispanic Origin (Any Race)	21.1%	28.5%	25.0%
Income			
2018 Median Household Income	\$86,049	\$63,069	\$67,811
2018 Average Household Income	\$106,276	\$84,589	\$90,932
Per Capita Income	\$36,019	\$32,149	\$34,794
2018 Population 25+ by Educational Attainment			
Total	10,220	42,243	64,906
High School Graduate	14.6%	18.5%	17.9%
GED/Alternative Credential	2.3%	3.9%	3.6%
Some College, No Degree	20.5%	21.5%	20.7%
Associate Degree	9.4%	8.3%	8.0%
Bachelor's Degree	26.7%	21.3%	24.1%
Graduate/Professional Degree	17.1%	13.5%	15.3%
Daytime Population			
2018 Total Daytime Population	9,046	56,678	89,425
Workers	1,219	25,361	42,785
Residents	7,827	31,317	46,640