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VIDEO TOUR

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PROPERTY HIGHLIGHTS

Highly visible retail space now available at the NE Corner of 17th and Hover. Join a great mix of tenants like Starbucks, Jimmy Johns and others! The space is located just north of Safeway with ample parking. Available Suites: Suite F/G - 2,600 SF - Former Kickboxing Gym with large open area with large restrooms and changing areas. Call to schedule a tour today!

- On-site parking
- Corner of 17th & Hover
- Tremendous traffic counts
- Building monument signage
- Rear loading
- Abundant parking
- Great visibility
- Near bike routes
- Near restaurants

Suite F/G:	2,600 RSF
Available:	Immediately
Lease Rate:	\$18.00/RSF NNN
Expenses:	\$10.49/RSF

DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein. The tenant, buyer, seller and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself. The zoning link is for initial informational purposes only.

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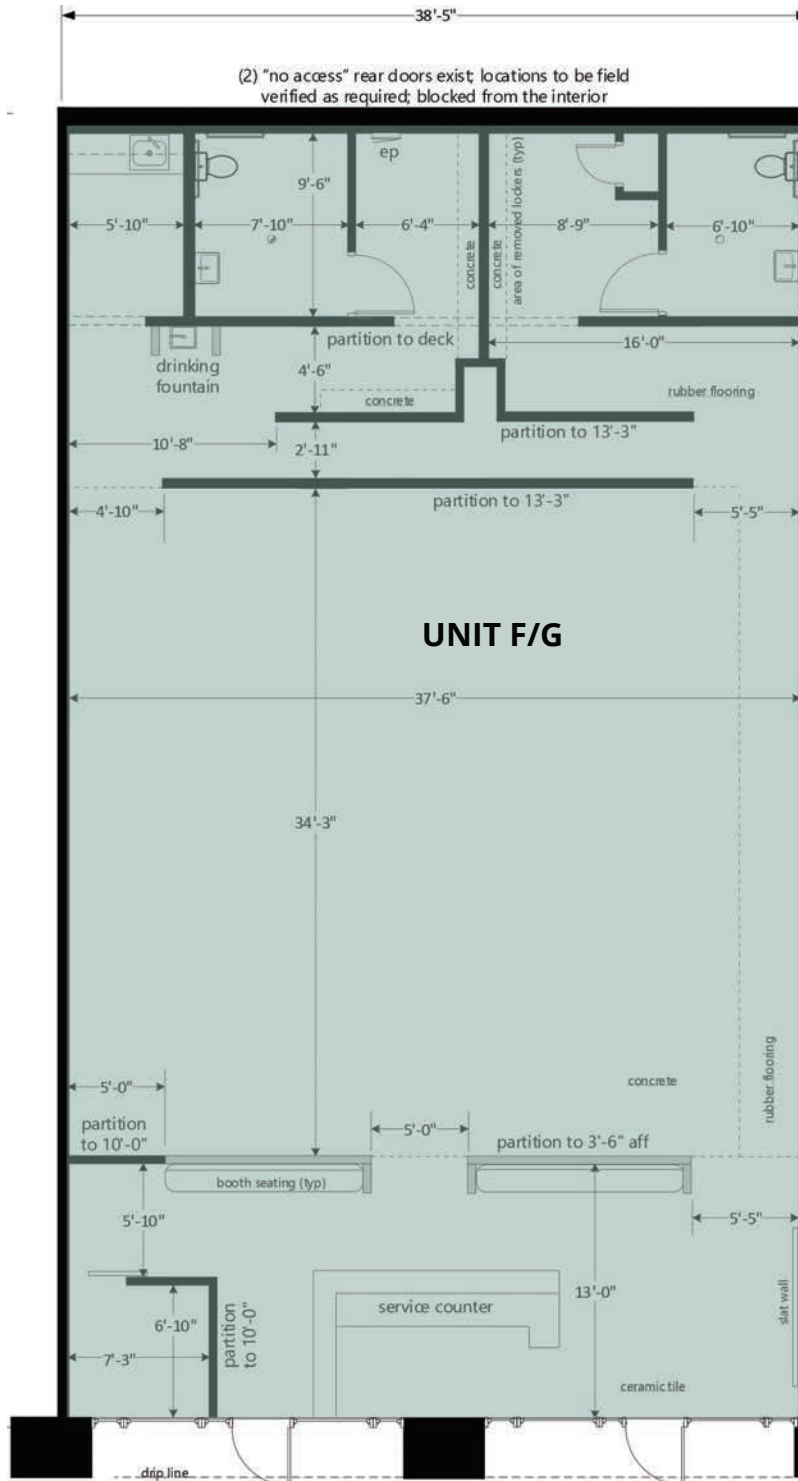
RETAIL SPACE AVAILABLE

THE PLAZA AT 17TH & HOVER

Colorado
Group

2318 17TH AVENUE, LONGMONT, CO 80501

PROPERTY FLOOR PLAN



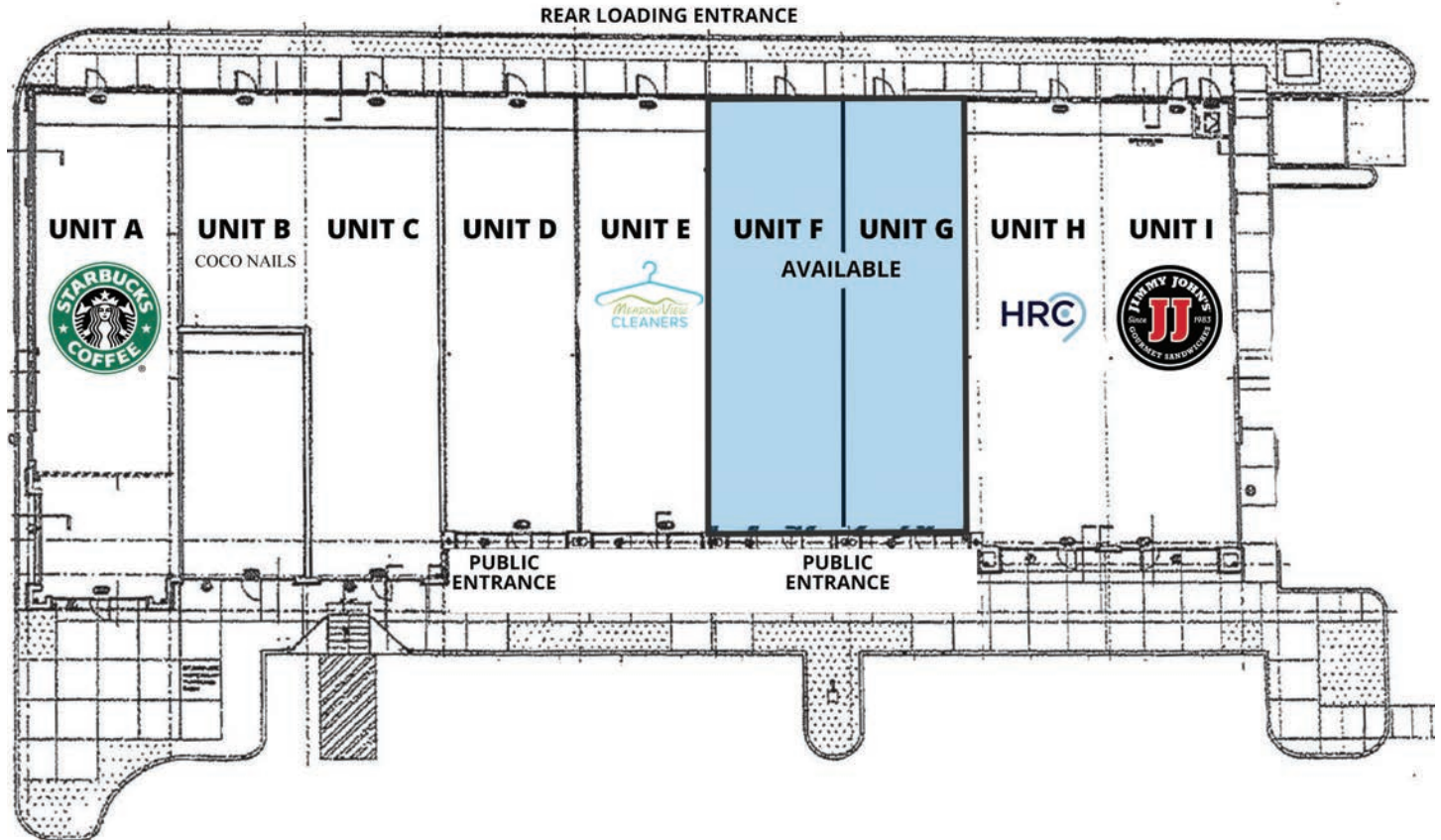
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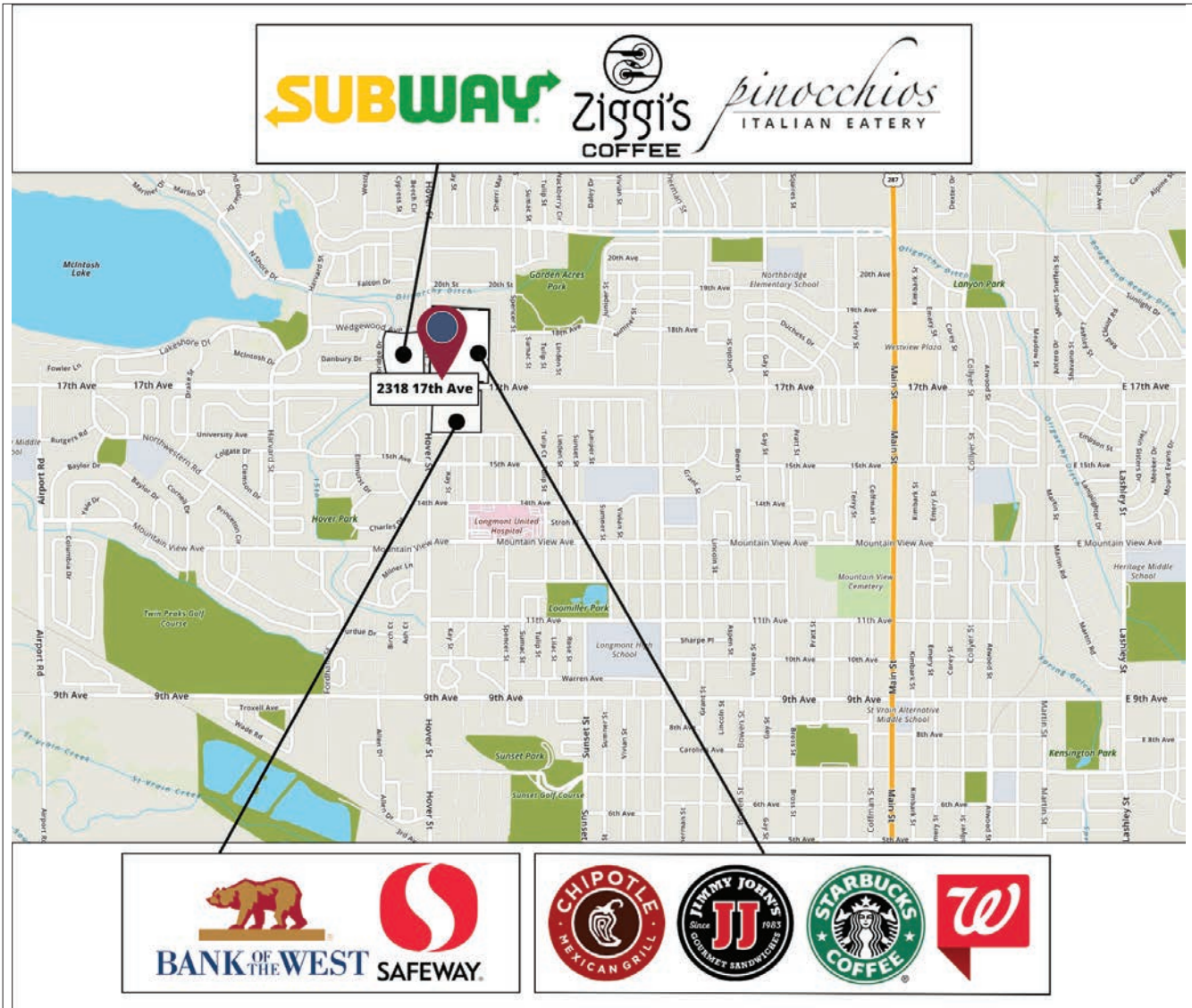


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PROPERTY LOCATION



Population	1 Mile	3 Mile	5 Mile
2019 Total Population:	16,190	63,951	100,293
Households			
2019 Total Households:	6,568	25,358	38,815
Median Household Income:	\$64,042	\$59,262	\$68,801

Traffic Count

Hover: 29,555 VPD (2018)
17th Avenue: 14,106 VPD (2018)



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* For a complete disclaimer, please see page one of this brochure.