

2330 MAIN ST
LONGMONT, CO 80501



Space Available:

Unit E: **1,325 SF**

Lease Rate:

\$15.00/SF NNN

NNN Rate:

\$10.62 SF*
*2026 estimate

Equivalent Gross Monthly Rent: \$2,828.88

RETAIL / OFFICE SUITE FOR LEASE IN LONGMONT

CONTACT: Jake Arnold • 970-294-5331 • jarnold@waypointRE.com
Nick Norton, CCIM • 970-213-3116 • nnorton@waypointRE.com



SUITE E: PHOTOS & FLOORPLAN



PROPERTY DETAILS

Utility Providers

Electric	City of Longmont
Gas	Xcel Energy
Water & Sewer	City of Longmont
Trash	Western Disposal
Internet	Xfinity (tenant's choice)

Systems

Fully Sprinkled	No
Security System	Tenant provides their own

Building Amenities

Monument Signage	Yes
Building Signage	Yes
Kitchenette	Yes
Bathroom Count	One

Demographics & Traffic Counts

Median Household Income	\$80,559 (3-mi radius)*
Traffic Count	23,245 approx VPD 23rd Ave S*

*Source: CoStar 2026



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 [Link to Google Maps](#)

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The information contained in this offering has been obtained from sources believed to be reliable; however, the accuracy cannot be guaranteed. All potential buyers and/or tenants are hereby advised to perform their own due diligence and independently verify all of the information set forth herein.