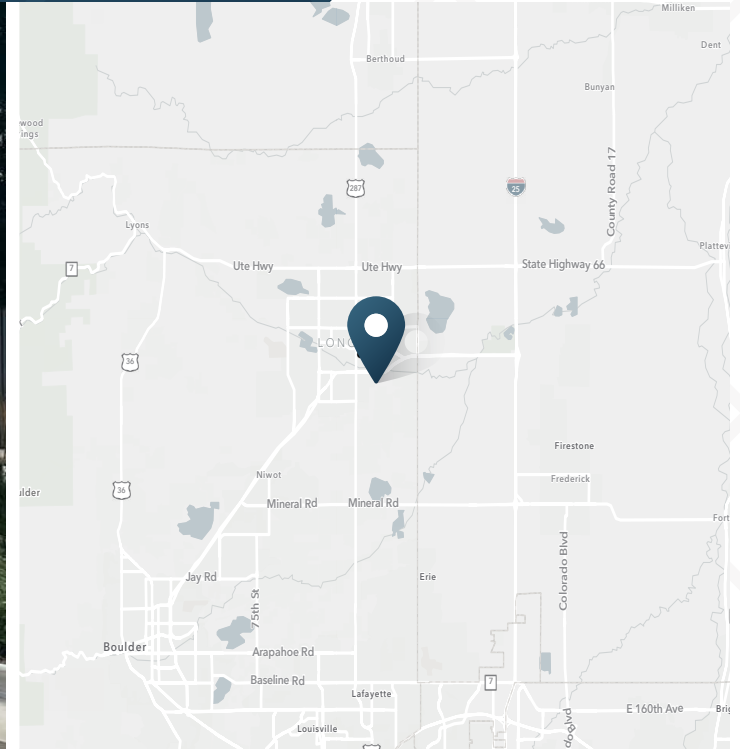


Vacant Units For Lease

110 Emery St | Longmont, CO 80501



BUILDING

±18,500 SF

AVAILABLE

UNIT B1:

±1,750 SF
Shell Space

UNIT C & E:

±1,700 SF
Built Out as Tasting Room

LEASE RATE

\$25.00 - 27.00 SF

NNN 2025

\$8.80/SF

ABOUT THE PROPERTY

- Vacant units for lease
- Just 1 block south of Longmont's Historic Downtown District
- Walkable between Wibby Brewing and the future Granary Food Hall
- Existing onsite residential with ±314 apartments, 20 Town Homes and ±254 proposed in the final phase

TRAFFIC COUNTS

S Main St

28,500 VPD

Year: 2024 | Source: Esri

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	10,863	85,008	112,548
Daytime Population	16,424	85,548	106,403
Avg. Household Income	\$101,296	\$125,794	\$134,462
Estimated Households	4,615	34,339	45,461

Year: 2026 | Source: Esri

CONTACT

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Vacant Units For Lease

110 Emery St | Longmont, CO 80501



UNITS

Vacant Unit B1: ±1,750 SF gray shell with high ceilings



Unit C & E: 1,700 SF, built out as tasting room



Unit F: Longmont Bicycle Company



Unit A: Dee-o-Gee



Unit B2: Buzz Lagree Pilates

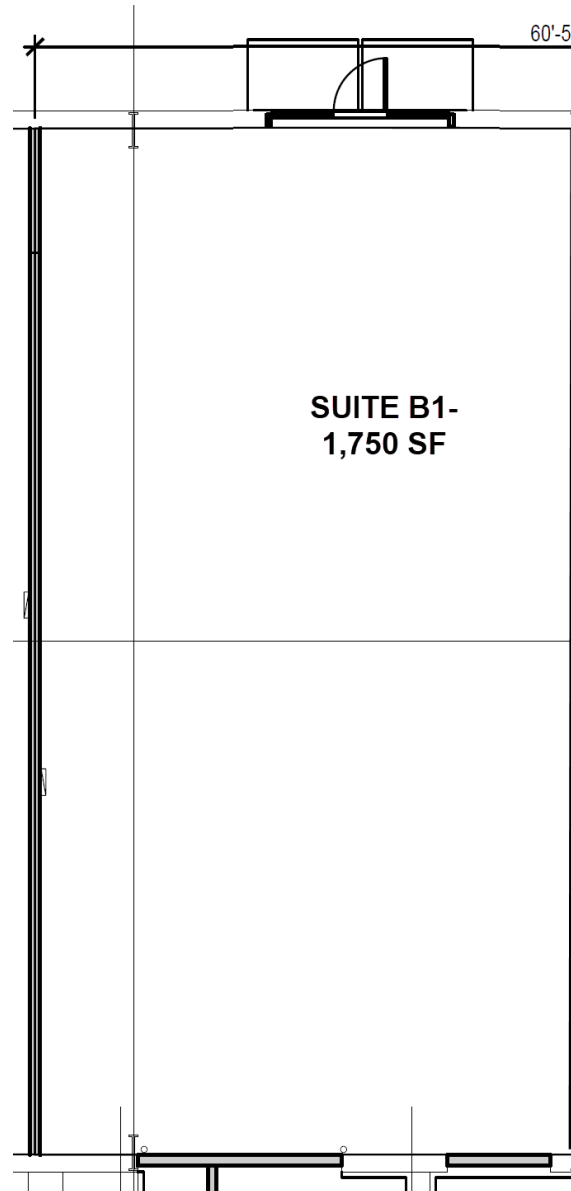


Unit C: Valor Peak Distillery



Vacant Units For Lease

110 Emery St | Longmont, CO 80501



Vacant Units For Lease

110 Emery St | Longmont, CO 80501



UNIT C & E



Vacant Units For Lease

110 Emery St | Longmont, CO 80501



Main Street

Ken Pratt Boulevard

Village at the Peaks
Anchors



Harvest Junction North
Anchors

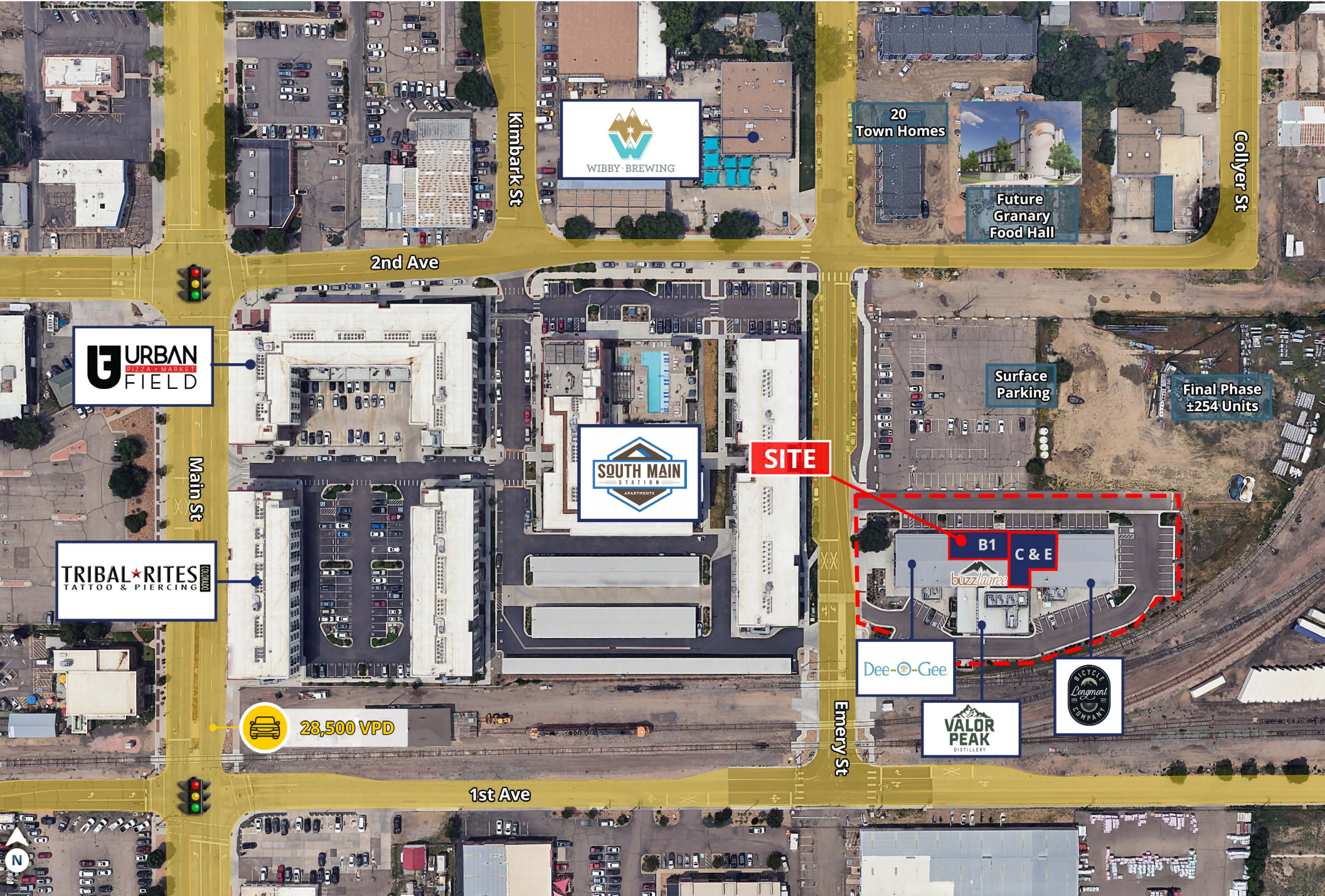


Harvest Junction South
Anchors



Vacant Units For Lease

110 Emery St | Longmont, CO 80501



20
Town Homes



Future
Granary
Food Hall

Collyer St

2nd Ave



Main St



SITE

Surface
Parking

Final Phase
±254 Units

B1 C & E



28,500 VPD

1st Ave

Emery St

Vacant Units For Lease

110 Emery St | Longmont, CO 80501



20 Town Homes

Future Granary
Food Hall

Emery Street

2nd Avenue

Vacant Units For Lease

110 Emery St | Longmont, CO 80501



DEMOGRAPHIC HIGHLIGHTS

Population

	1 mile	3 miles	5 miles
2026 Estimated Population	10,863	85,008	112,548
2031 Projected Population	11,303	89,393	118,242
Proj. Annual Growth 2026 to 2031	0.80%	1.01%	0.99%

Daytime Population

2026 Daytime Population	16,424	85,548	106,403
Workers	11,529	45,117	53,198
Residents	4,895	40,431	53,205

Income

2026 Est. Average Household Income	\$101,296	\$125,794	\$134,462
2026 Est. Median Household Income	\$75,963	\$96,053	\$101,249

Households & Growth

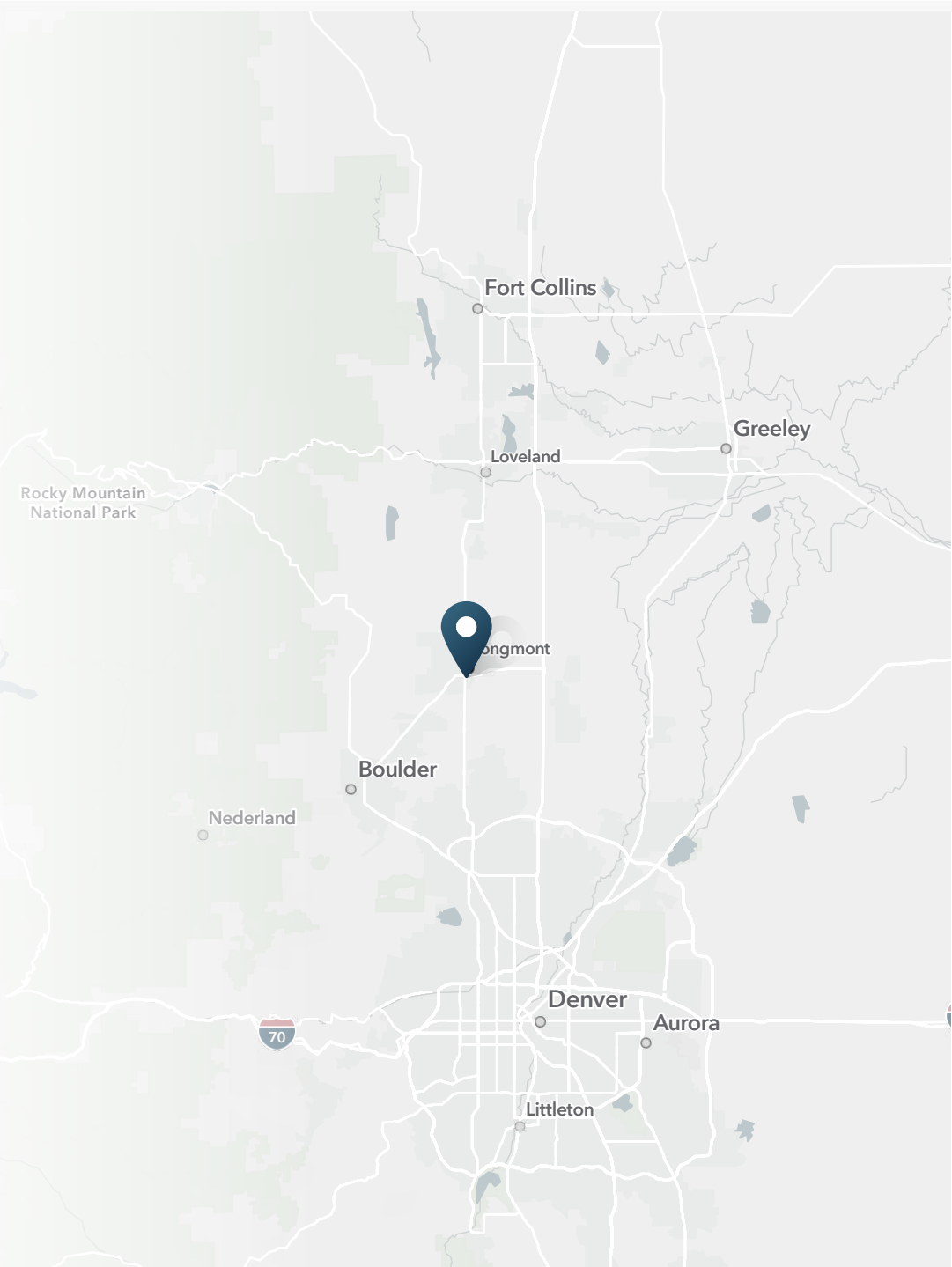
2026 Estimated Households	4,615	34,339	45,461
2031 Estimated Households	4,842	36,413	48,045
Proj. Annual Growth 2026 to 2031	0.96%	1.18%	1.11%

Race & Ethnicity

2026 Est. White	64%	70%	71%
2026 Est. Black or African American	1%	1%	1%
2026 Est. Asian or Pacific Islander	2%	3%	4%
2026 Est. American Indian or Native Alaskan	2%	1%	1%
2026 Est. Other Races	31%	25%	23%
2026 Est. Hispanic (Any Race)	35%	27%	24%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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