

Fox Creek Village

1611 Pace St | Longmont, CO 80504



AVAILABLE

1,300 - 3,777 SF

RATE

Contact Broker

ABOUT THE PROPERTY

- 2nd Gen Restaurant Space Now Available!
- Located on the SWC of Pace St and 17th Ave
- Strong Tenant Mix
- Ample Parking

TRAFFIC COUNTS

17th Ave: west of Pace St	14,959 VPD
17th Ave: east of Pace St	11,233 VPD
Year: 2024 Source: Esri	

CONTACT

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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	17,125	66,915	98,925
Daytime Population	6,283	27,161	39,679
Avg. Household Income	\$127,612	\$109,966	\$115,911
Estimated Households	11,078	59,502	91,705
Year: 2024 Source: Esri			

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East 17th Avenue

Pace Street

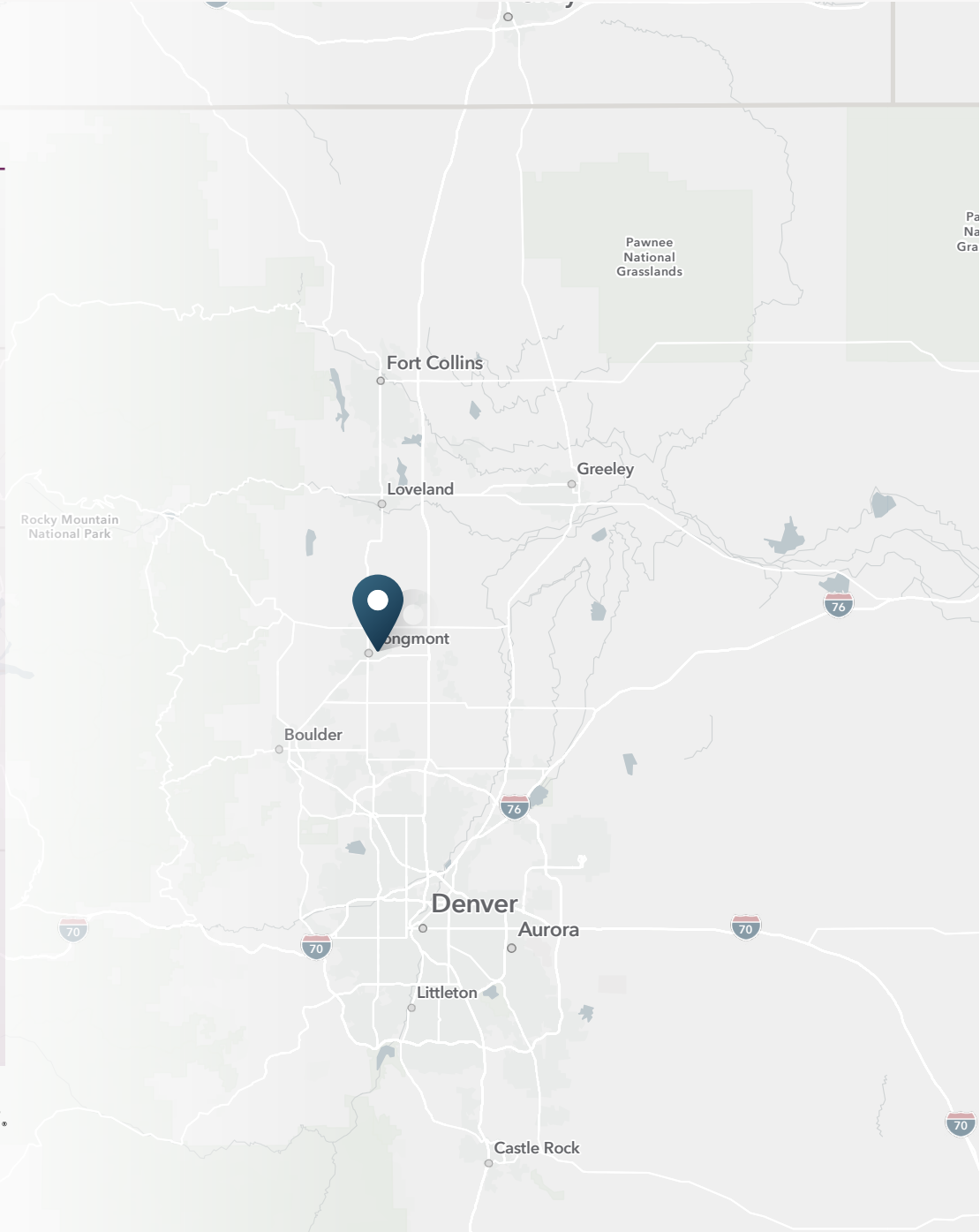
Suite	Tenant	SF
1	King Soopers Fuel Site	3,956
2	King Soopers	68,657
3	AVAILABLE	1,400
4	H&R Block	1,361
5	Perfect Teeth	2,200
6	AVAILABLE	1,300
7	At the Beach	4,044
8	AVAILABLE	1,300
9	Art Cleaners	1,300
10	Vape Shop	1,300
11	Fossil Spa Nails	1,300
12	AVAILABLE	1,300
13	AVAILABLE - FORMER RESTAURANT	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	AVAILABLE	1,580

KEY

- Available:
- Leased:
- Future Site:
- Not a Part:

DEMOGRAPHIC HIGHLIGHTS

Population	1 Mile	3 Miles	5 Miles
2023 Estimated Population	17,125	66,915	98,925
2023 Projected Population	17,119	68,623	101,173
Projected Annual Growth 2023 to 2028	-0.01%	0.51%	0.45%
Daytime Population			
2023 Daytime Population	11,078	59,502	91,705
Workers	2,216	26,888	44,092
Residents	8,862	32,614	47,613
Income			
2023 Est. Average Household Income	\$127,612	\$109,966	\$115,911
2023 Est. Median Household Income	\$98,178	\$81,929	\$84,924
Households & Growth			
2023 Estimated Households	6,283	27,161	39,679
2023 Projected Households	6,333	28,255	41,072
Projected Annual Growth 2023 to 2028	0.16%	0.79%	0.69%
Race & Ethnicity			
2023 Est. White	71%	69%	71%
2023 Est. Black or African American	1%	1%	1%
2023 Est. Asian or Pacific Islander	4%	3%	3%
2023 Est. American Indian or Native Alaskan	1%	1%	1%
2023 Est. Other Races	10%	12%	11%
2023 Est. Hispanic	24%	28%	26%





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