

LONGMONT

COMMUNITY TREATMENT CENTER

236 Main St Longmont, CO 80501

BEHAVIORAL HEALTH/
REDEVELOPMENT
OPPORTUNITY



CBRE

THE OFFERING

CBRE's National Behavioral Health Advisory Group is pleased to present the exclusive offering of 236 Main St in Longmont, Colorado. This 15,100-square-foot facility is centrally located along Longmont's main street and currently operates as a Community Corrections Center, housing 69 male and female clients in diversion, transition, and county work release programs.



The two-story layout features an additional lofted bedroom above the upper level. The lower level includes private offices, multiple conference rooms, storage space, and a commercial kitchen. The upper story comprises communal bathrooms, showers, a reception area, laundry room, and bedrooms.

This building is ideal for a behavioral health provider seeking an inpatient solution along the Front Range or for developers exploring adaptive reuse opportunities.

236 Main st sits in a prime location in a growing and thriving town and offer a large array of potential uses.



PROPERTY OVERVIEW

ADDRESS	236 Main Street, Longmont , CO 80501
SQUARE FOOTAGE	15,100 SF
LOT SIZE	0.2 AC
YEAR BUILT/ RENOVATED	1910/1980
PROPERTY USE	Houses 69 Male and Female Diversion, Transition, and County Work Release Clients
ZONING	MU-D 



INTERIOR PICTURES



FLOOR PLAN
FIRST FLOOR



FLOOR PLAN
GROUND FLOOR



LOCATION OVERVIEW

Longmont, Colorado, is a thriving city nestled along the northern Front Range, offering a unique blend of small-town charm and modern innovation. The city is located approximately 37 miles from Denver, 16 miles from Boulder, and 30 miles from Rocky Mountain National Park, making it a central hub for both recreation and commerce.

Transportation is convenient, with access to U.S. Highway 287, Interstate 25, and regional transit options connecting residents to the greater Denver metro area. Denver International Airport is about 45 miles away.



MARKET OVERVIEW

DRIVE TIME: 10 MINUTES

96,369	0.67%	2.43	68.2	40.1	\$94,364	\$607,710	\$265,236	19.5%	62.2%	18.2%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



14.6%
Services

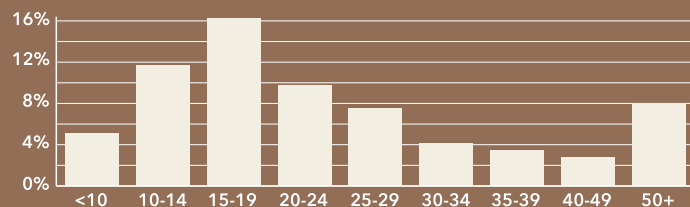


19.8%
Blue Collar

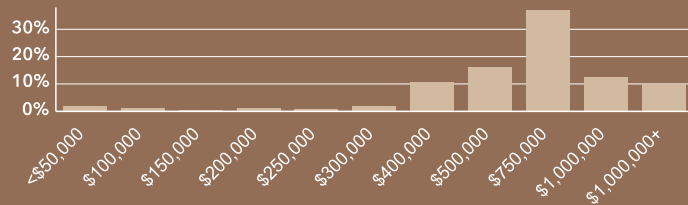


65.6%
White Collar

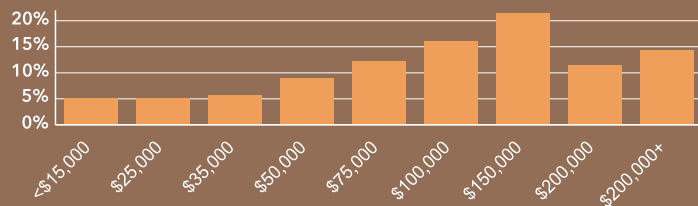
Mortgage as Percent of Salary



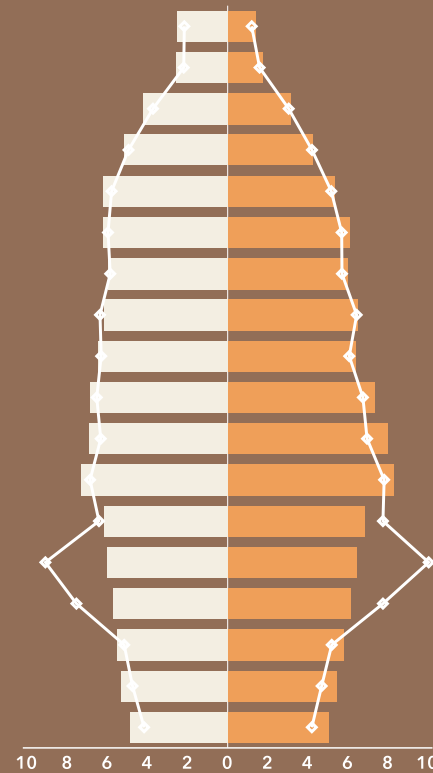
Home Value



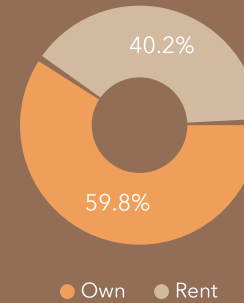
Household Income



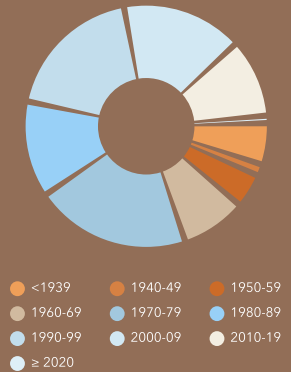
Age Profile: 5 Year Increments



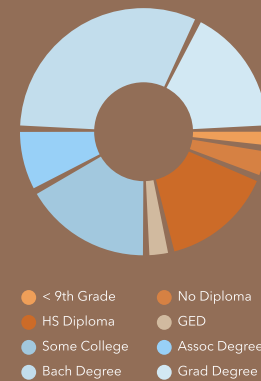
Home Ownership



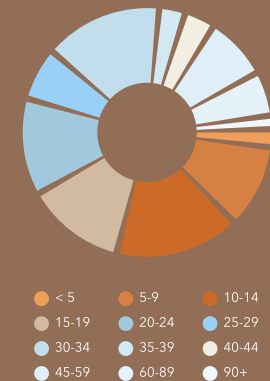
Housing: Year Built



Educational Attainment



Commute Time: Minutes



Source: This infographic contains data provided by Esri (2024), ACS (2018-2022).

Dots show comparison to **Boulder County**

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MARKET OVERVIEW

DRIVE TIME: 30 MINUTES

601,230	1.12%	2.47	56.6	38.3	\$108,392	\$677,470	\$378,485	19.7%	64.0%	16.3%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



12.4%
Services

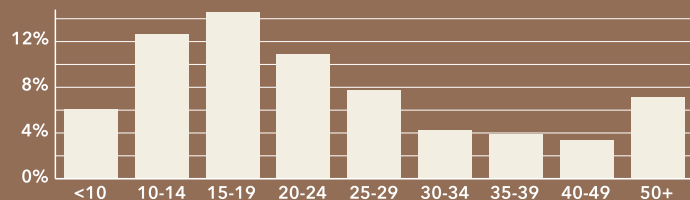


15.2%
Blue Collar

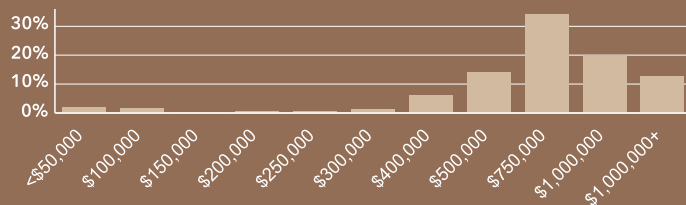


72.4%
White Collar

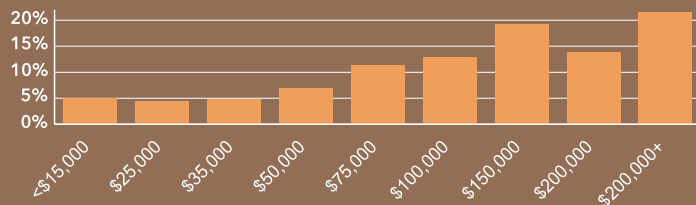
Mortgage as Percent of Salary



Home Value



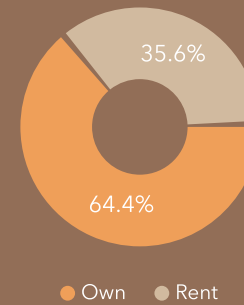
Household Income



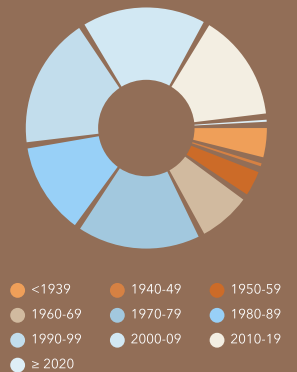
Age Profile: 5 Year Increments



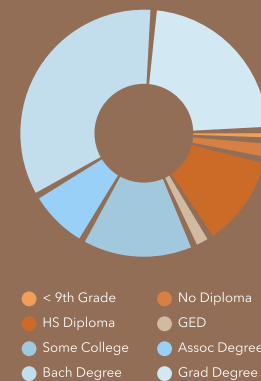
Home Ownership



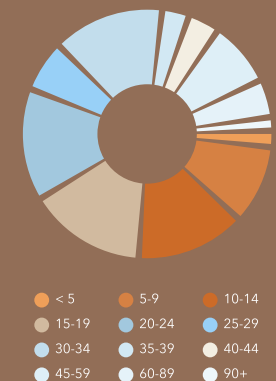
Housing: Year Built



Educational Attainment



Commute Time: Minutes



Source: This infographic contains data provided by Esri (2024), ACS (2018-2022).

Dots show comparison to **Boulder County**

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MARKET OVERVIEW

DRIVE TIME: 60 MINUTES

2,386,522	1.07%	2.46	68.9	36.7	\$99,461	\$615,461	\$269,003	20.0%	65.1%	14.9%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



13.9%
Services

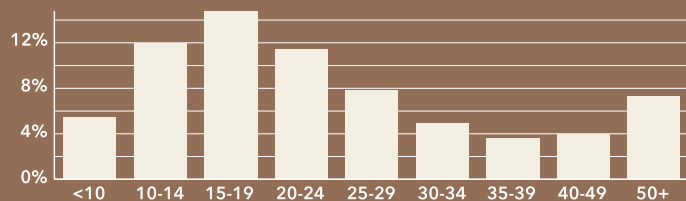


18.0%
Blue Collar

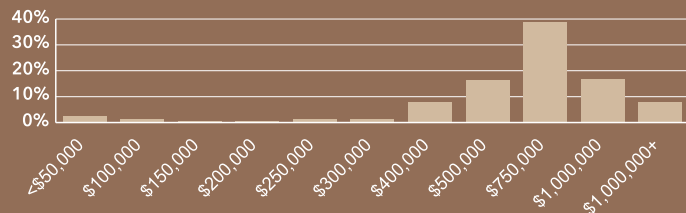


68.1%
White Collar

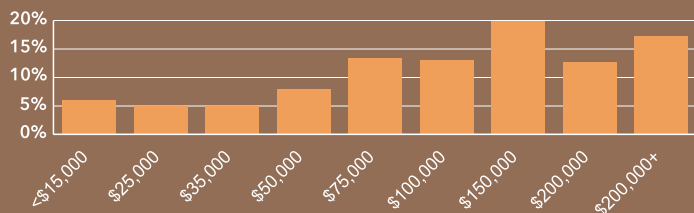
Mortgage as Percent of Salary



Home Value



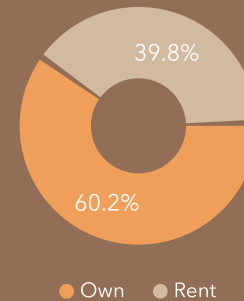
Household Income



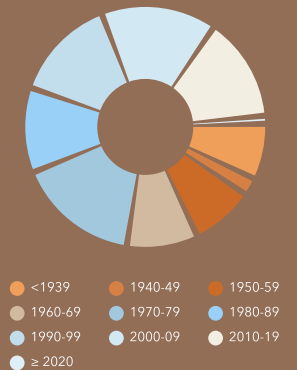
Age Profile: 5 Year Increments



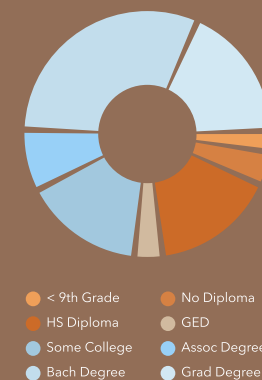
Home Ownership



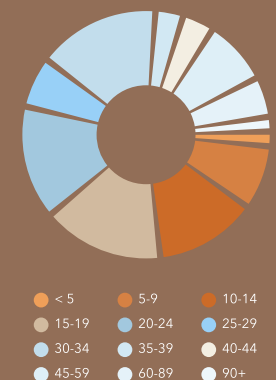
Housing: Year Built



Educational Attainment



Commute Time: Minutes



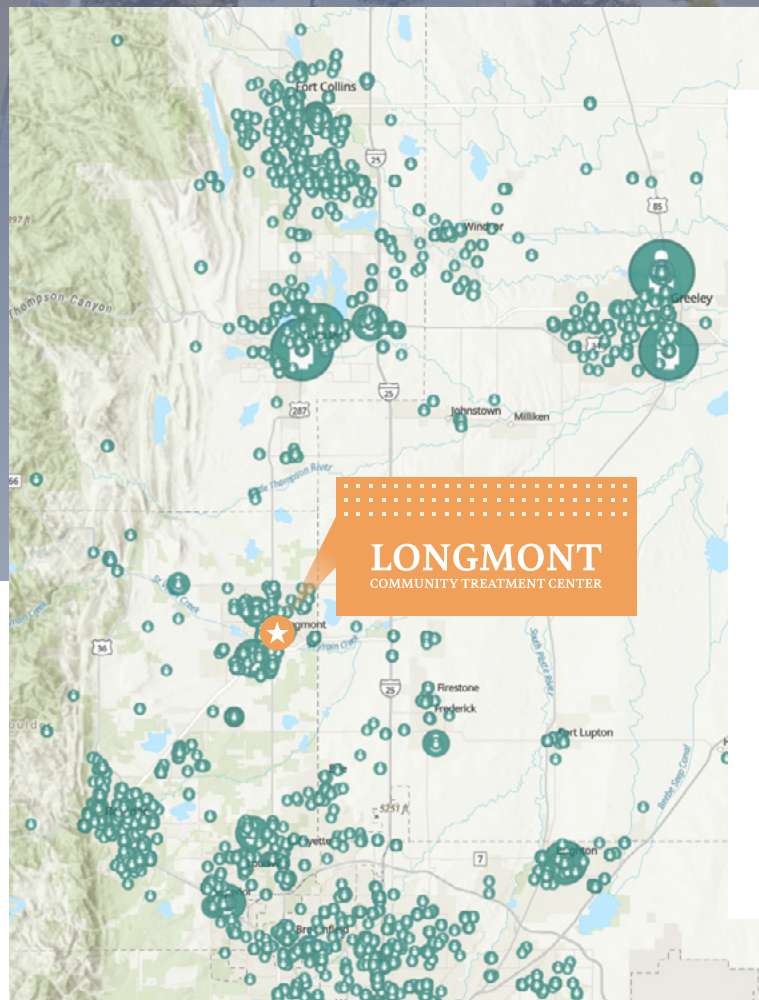
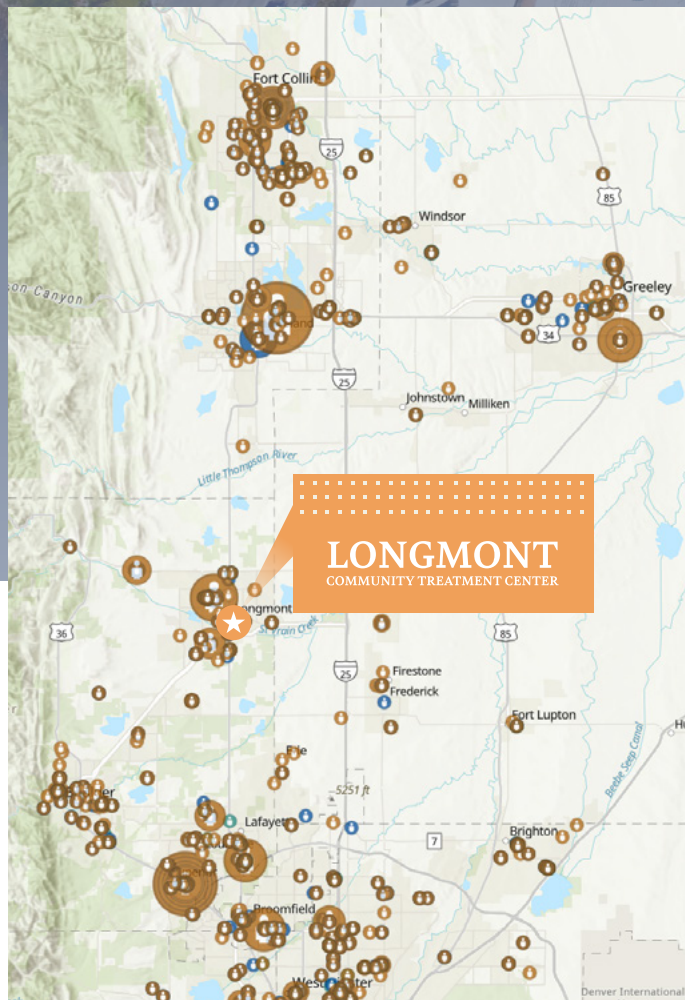
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SUBSTANCE ABUSE DIAGNOSIS CLAIMS - 2024

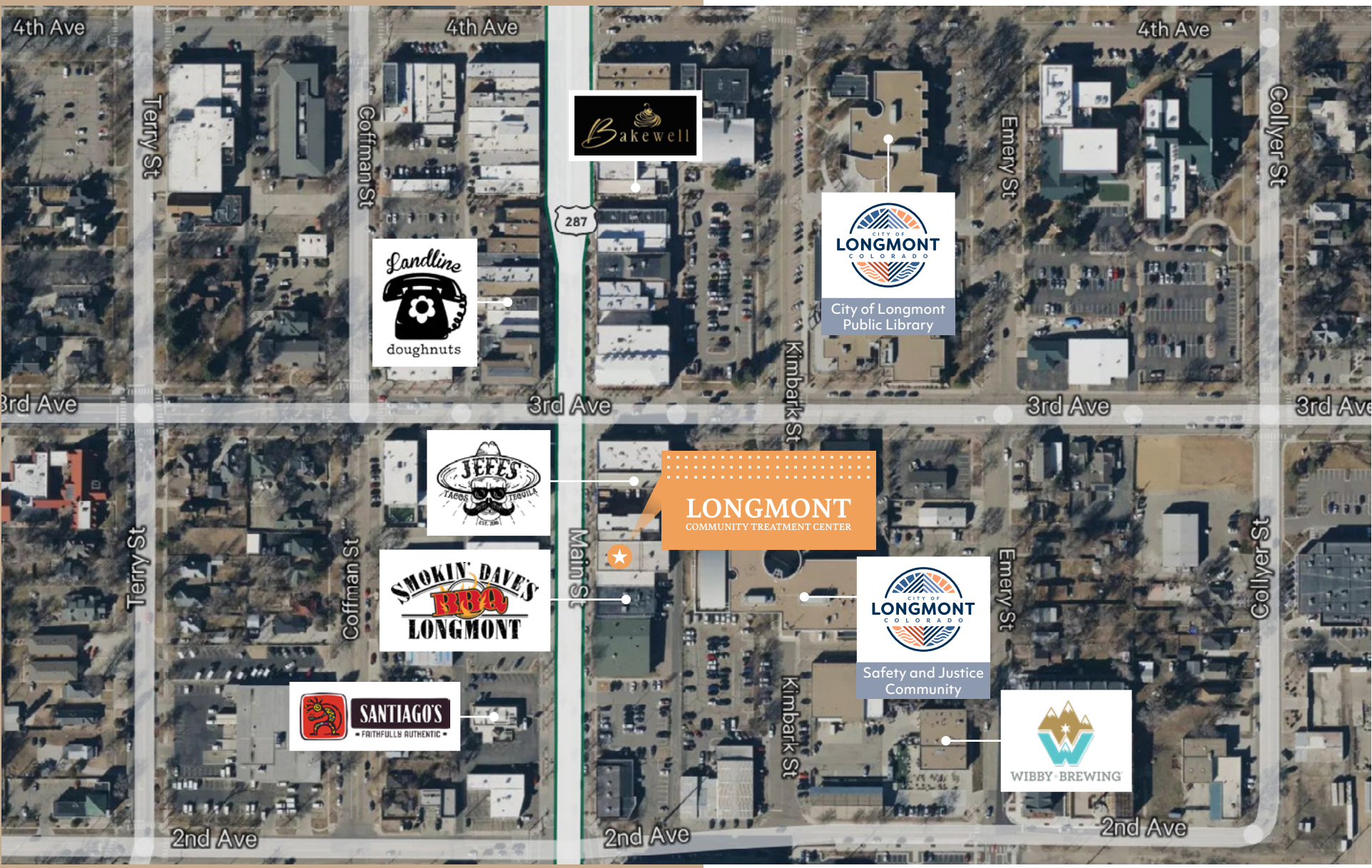
PSYCH DIAGNOSIS CLAIMS - 2024



PSYCH- ICD-10 CODES 2024

RADIUS (MILES)	50
F33 - MAJOR DEPRESSION	391,116
R45.851 SUICIDAL IDEATIONS	8,112
F29 - PSYCHOSIS	18,633
F43 - PTSD	423,727
F11 - OPIOID DEPENDENCE	549,021
T40 - OPIOID OVERDOSE	2,335

AMENITY MAP





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