



**Michaels**  
THE ARTS & CRAFTS STORE

NORDSTROM  
**Rack**

**RETAIL SPACE FOR LEASE | PADS FOR SALE**

Harvest Junction

205-210 Ken Pratt Boulevard | Longmont, CO 80501

*Pine Tree* **Wafra**

 **SRS**

# Harvest Junction

**205-210 Ken Pratt Boulevard  
Longmont, CO 80501**

- Harvest Junction is the number one best-in-class retail destination in Longmont, consisting of over 363,000 square feet and dominating the north and south side of Ken Pratt
- Featuring an exceptional lineup of national retailers including Lowes (NAP), Ross, Marshalls, Best Buy, Dick's Sporting Goods, Michael's, Petco, Staples, DSW and more
- Ideally positioned along Highway 119 in Longmont, the shopping center is visible to over 74,000 vehicles per day with over 4 million annual visitors and is the direct beneficiary of \$18.2 billion in spending power within a 30 minute drive





# Join These Retailers AT HARVEST JUNCTION



# Site Plan

## HARVEST JUNCTION

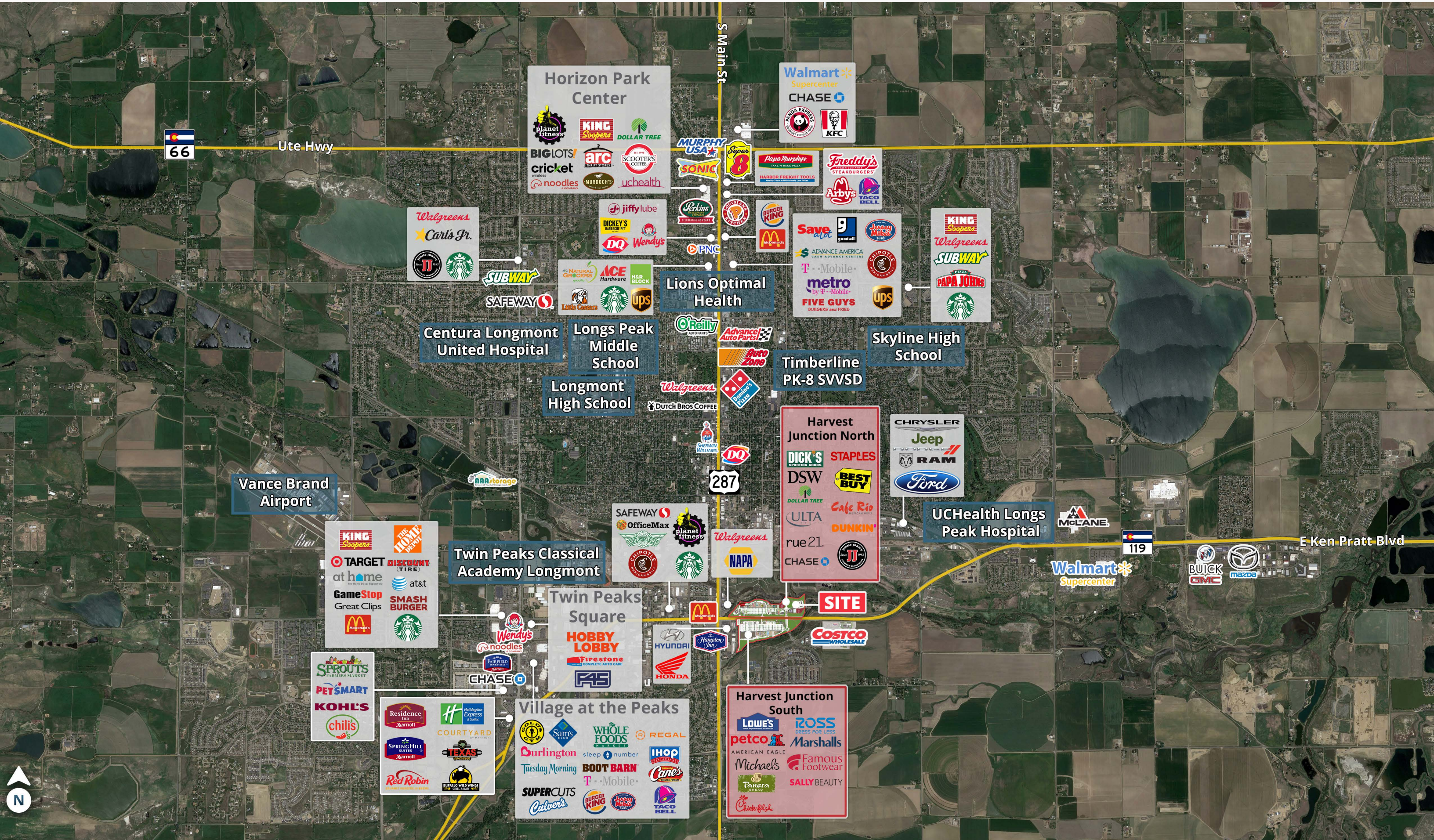
HARVEST JUNCTION NORTH		
UNIT	TENANT	SIZE (SF)
1200 N	PEARL VISION	2,450
1205 N	MAURICES	5,658
1210 N	AVAILABLE	1,766
1240 N	DSW	14,185
2030 N	CARTER'S	4,000
2040 N	THE WAX FACTORY	1,603
2060 N	FAN OUTFITTERS	5,032
2080B N	AVAILABLE	4,460
2080A N	SMILE DOCTORS	3,090
3100 N	BEST BUY	30,000
3120 N	DICK'S SPORTING GOODS	50,000
3130 N	STAPLES	20,385
3160 N	ULTA BEAUTY	9,980
3180 N	MASSAGE ENVY	4,000
3200 N	JIMMY JOHNS	1,311
3220 N	DOLLAR TREE	10,513
3230 N	THE JOINT	1,334
3245 N	SPORTS CLIPS	1,346
3260 N	PINNOCHIOS	4,022
5100 N	AVAILABLE (At Lease)	3,200
5140 N	DENVER MATTRESS	5,950
LOT 6N	KONA HAWAIIAN BBQ	2,470

HARVEST JUNCTION SOUTH		
UNIT	TENANT	SIZE (SF)
1425 S	PANERA	5,059
3100 S	MATTRESS FIRM	3,242
3160 S	SUMO JAPANESE	3,286
6100 S	FIREHOUSE SUBS	1,500
6110 S	AVAILABLE	1,484
6120 S	AVAILABLE	1,866
6140 S	TOKYO JOE'S	2,374
6200 S	AVAILABLE - 8/2026	1,560
6220 S	THE TWISTED NOODLE	1,760
6240 S	AVAILABLE	2,257
6280 S	BRIGHT NOW! DENTAL	2,988
8100 S	AVAILABLE	2,622
8120 S	EXPRESS IT MAIL CENTER	1,105
8130 S	MAIN STREET NAILS	1,309
8140 S	SALLY BEAUTY SUPPLY	1,388
8150 S	AMERICA'S BEST	1,498
8170 S	FAMOUS FOOTWEAR	7,000
8180 S	MARSHALLS	32,000
8190 S	ROSS DRESS FOR LESS	30,257
8200 S	MICHAEL'S	21,208
8240 S	NORDSTROM RACK	28,028
8280 S	PETCO	15,239
LOT 5 S	Nana's Dumplings	6,000
LOT 8	AVAILABLE - DRIVE-THRU	0.988 AC
PARCEL B	AVAILABLE - UP TO 6,400 SF, SELF PARKED, DRIVE-THRU POSSIBLE	1.387 AC



### HARVEST JUNCTION SOUTH





66

Ute Hwy

S Main St

Horizon Park Center

Walmart Supercenter  
CHASE

Walgreens  
Carl's Jr.  
JJ  
Starbucks

SAFeway

Lions Optimal Health

Save a Lot  
Advance America  
T-Mobile  
metro  
FIVE GUYS

KING Scoopers  
Walgreens  
SUBWAY  
PAPA JOHN'S  
Starbucks

Centura Longmont United Hospital

Longs Peak Middle School

O'Reilly

Timberline PK-8 SVVSD

Skyline High School

Longmont High School

Vance Brand Airport

287

Harvest Junction North  
DICK'S Sporting Goods  
STAPLES  
DSW  
BEST BUY  
DOLLAR TREE  
ULTA  
rue21  
CHASE

CHRYSLER  
Jeep  
RAM  
Ford

UCHealth Longs Peak Hospital

McLANE

119

E Ken Pratt Blvd

KING Scoopers  
TARGET  
at home  
GameStop  
Great Clips  
McDonald's

Twin Peaks Classical Academy Longmont

SAFeway  
OfficeMax  
planet fitness  
Starbucks

Walgreens  
NAPA

Twin Peaks Square  
HOBBY LOBBY  
Firestone  
FAS

McDonald's  
SITE  
COSTCO WHOLESALE

Walmart Supercenter

BUICK GMC  
mazda

SPROUTS FARMERS MARKET  
PET SMART  
KOHLS  
chili's

Residence Inn  
Spring Hill  
Red Robin  
COURTYARD  
TEXAS  
BUFFALO WILD WINGS

Village at the Peaks  
Sams Club  
WHOLE FOODS MARKET  
REGAL  
Burlington  
sleep & number  
Tuesdays Morning  
BOOT BARN  
T-Mobile  
SUPER CUTS  
Culver's  
BURGER KING  
JOHNNY MARZ  
TACO BELL

Harvest Junction South  
LOWE'S  
petco  
MICHAEL'S  
Panera  
Chick-fil-A  
ROSS  
DRESS FOR LESS  
Marshalls  
Famous Footwear  
SALLY BEAUTY





287

S Main St

119

E Ken Pratt Blvd

**Twin Peaks Square**  
HOBBY LOBBY  
Firestone  
COMPLETE AUTO CARE  
FAS

**Village at the Peaks**  
Sams Club  
WHOLE FOODS MARKET  
REGAL  
Durlington  
sleep & number  
IHOP  
Tuesday Morning  
BOOT BARN  
T-Mobile  
Cane's  
SUPERCUTS  
Calver's  
BURGER KING  
TACO BELL

**Harvest Junction North**  
DICK'S SPORTING GOODS  
STAPLES  
DSW  
BEST BUY  
DOLLAR TREE  
Cafe Rio  
ULTA  
DUNKIN'  
rue21  
CHASE  
JIFFY LUBE

**Harvest Junction South**  
LOWE'S  
ROSS DRESS FOR LESS  
petco  
Marshall's  
AMERICAN EAGLE  
Famous Footwear  
Michael's  
SALLY BEAUTY  
Panera BREAD  
Chick-fil-ly

28,000 VPD

30,986 VPD

35,000 VPD



# Harvest Junction

205-210 Ken Pratt Boulevard | Longmont, CO 80501



## DEMOGRAPHIC HIGHLIGHTS

### 1 MILE

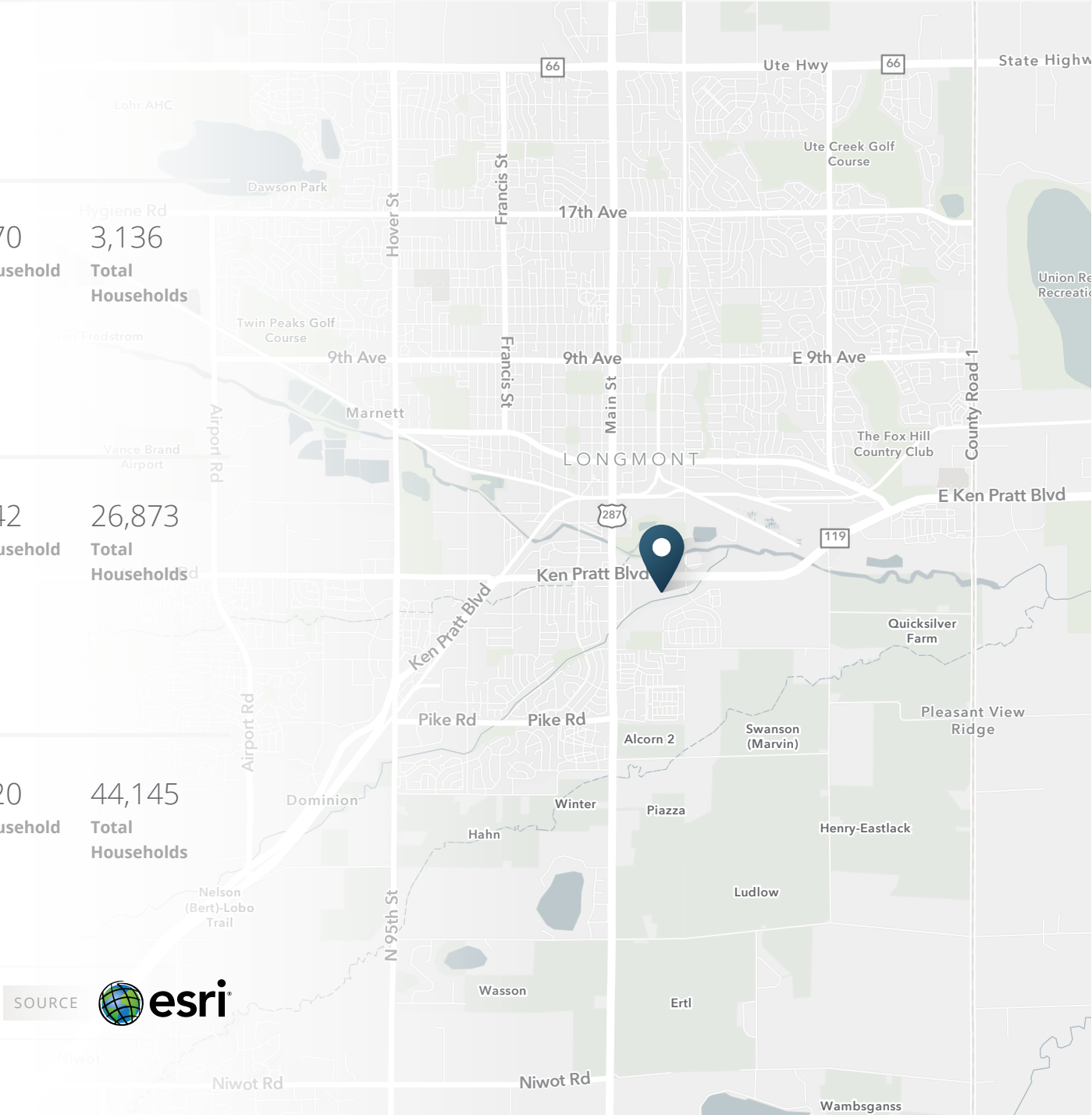
8,229 Population	10,808 Total Daytime Population	\$116,070 Average Household Income	3,136 Total Households
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### 3 MILES

67,221 Population	67,028 Total Daytime Population	\$118,142 Average Household Income	26,873 Total Households
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### 5 MILES

110,829 Population	98,917 Total Daytime Population	\$125,320 Average Household Income	44,145 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

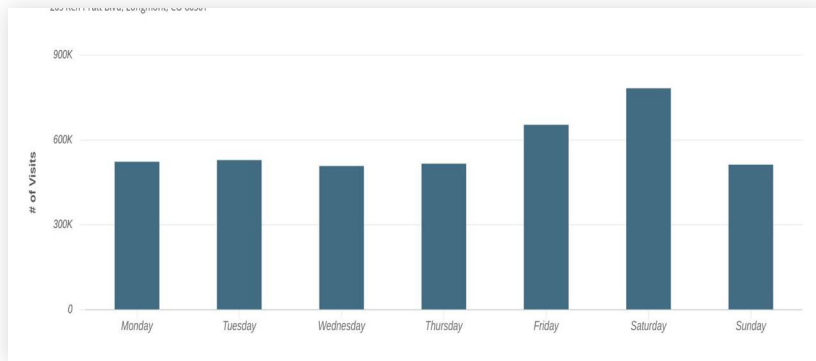


## MOBILE DATA & FOOT TRAFFIC INSIGHTS

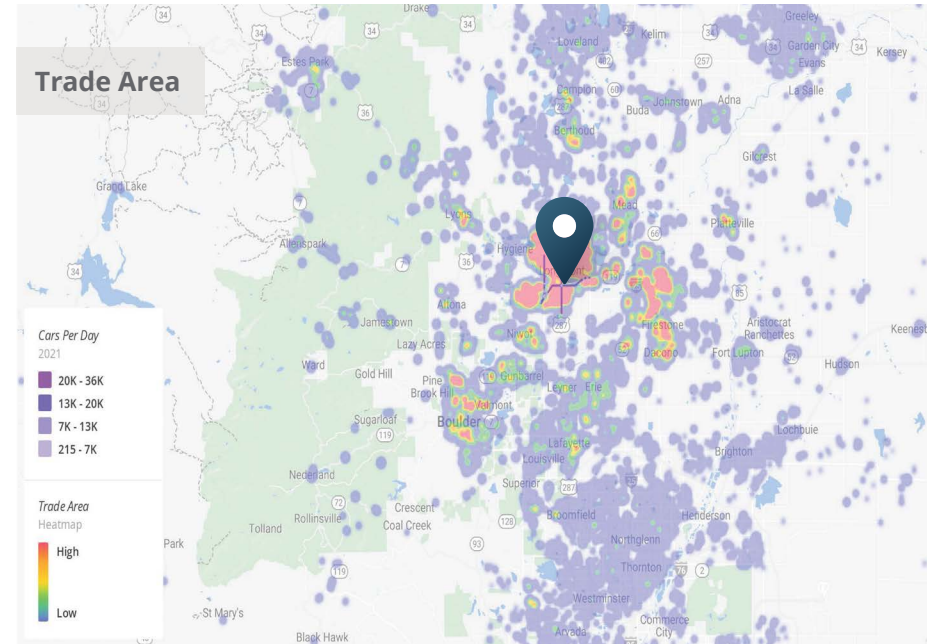
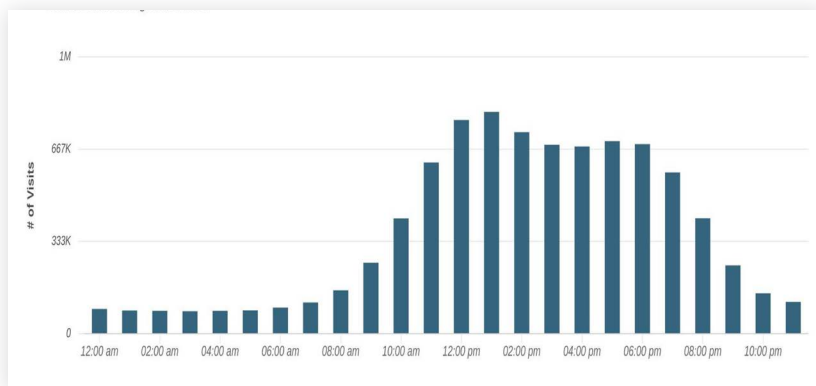
Estimated Annual Visits 03.01.2022 – 02.28.2023

Estimated # of Customers	Estimated # of Visits	Average Visits/Customer
521.9K	<b>4 Million</b>	7.72

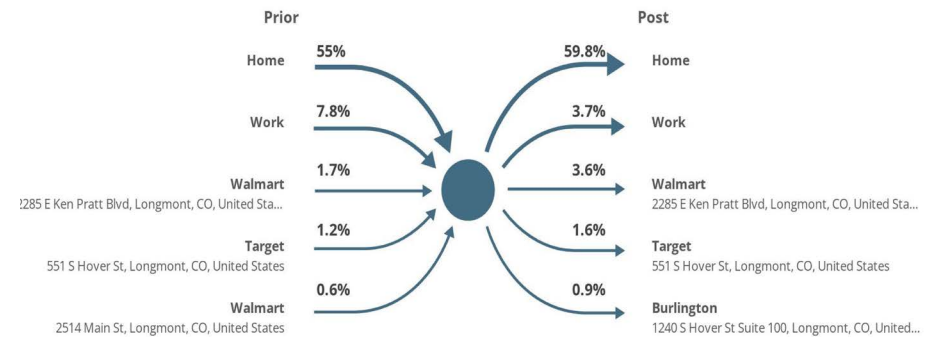
### Daily Visits



### Hourly Visits



### Customer Journey



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