

# Retail/Café SubLease

110 Emery St Suite C, Longmont

Summit Commercial Brokers

541 Main St, Suite B

Longmont, CO 80501

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## Rare turnkey café opportunity in Downtown Longmont.

### Sublease Opportunity - Flexible Term Options!

This fully built-out speakeasy and private event space is available for sublease and offers an easy path for a coffee or café operator to get up and running without the cost of a full buildout. The space comes fully furnished with a bar, seating, patio, restroom, and on-site parking, simply bring your equipment and start serving.

Flexible options allow for shared daytime occupancy (all day Monday–Friday and until 1:00 PM on Weekends), or full control of the space for those seeking a more dedicated setup at a higher rate.

Positioned in an active downtown corridor with a 300+ unit apartment community directly across the street and no immediate coffee concept nearby, this location offers strong built-in demand in one of Longmont’s most vibrant districts.

**Call us for more information and to set up a tour!**

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Size	950 rsf
Base Lease Rate	\$22.50/sf
NNN Expenses	\$8.80/sf (2025 est.)
Est. Monthly Gross	\$2,480/mo

## Key Highlights:

- Fully furnished – tables, seating, and bar setup already in place
- Existing bar area that can easily accommodate coffee or specialty beverage equipment
- Turnkey opportunity with minimal startup costs for a new operator
- Flexible sublease terms available within the master lease running through March 31, 2032
- Located in Downtown Longmont with strong foot traffic and nearby local businesses
- Directly across from a 300+ unit apartment community providing a built-in customer base
- No dedicated coffee concept nearby, creating a strong opportunity for a morning café user
- Patio seating available for outdoor customer experience
- Shared restroom access and customer parking on site

Originally built as a speakeasy-style lounge, this ~950 RSF space features a cozy, character-filled atmosphere that could easily transition into a turnkey café, coffee bar, dessert concept, or boutique daytime gathering space. Offered fully furnished, the space allows a new operator to step in and launch with minimal startup costs.

Flexible sublease terms available within the current lease term ending March 31, 2032.

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