

LONGMONT

236 Main St Longmont, CO 80501

COMMUNITY TREATMENT CENTER | 15,100 SF

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 was operating as a Community Corrections Center.




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.

The lower level exits at ground level onto the ally at the backside of the building.

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 MU-D  |
| ZONING | Within the Longmont: • Opportunity Zone • Enterprise Zone • Census Tract |



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

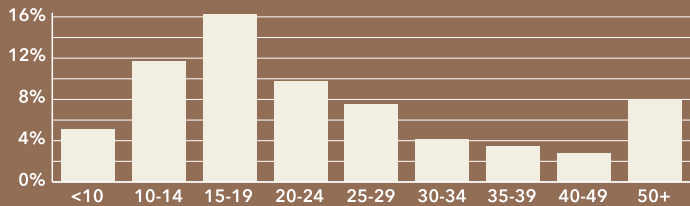


19.8%
Blue Collar

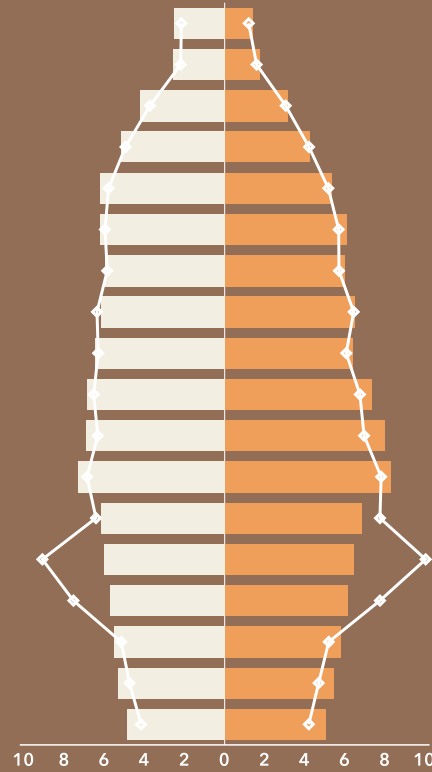


65.6%
White Collar

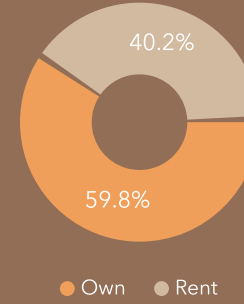
Mortgage as Percent of Salary



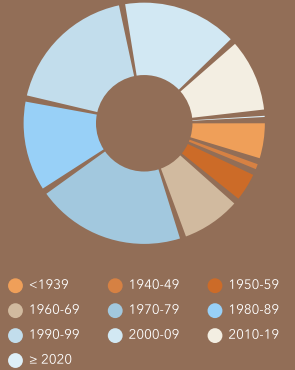
Age Profile: 5 Year Increments



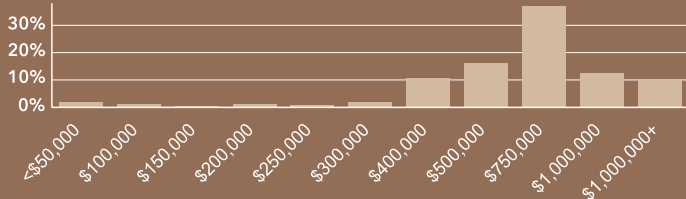
Home Ownership



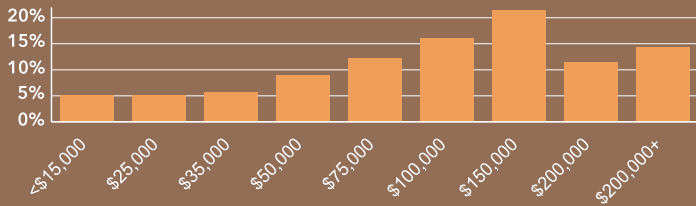
Housing: Year Built



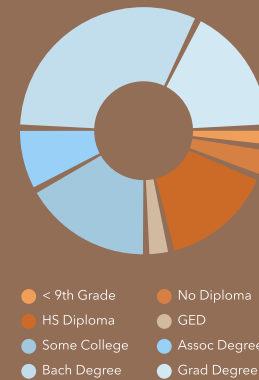
Home Value



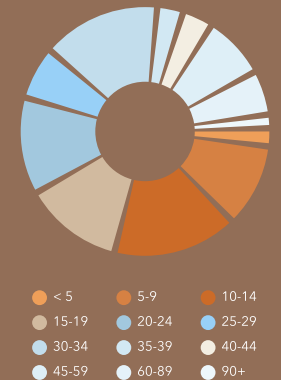
Household Income



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

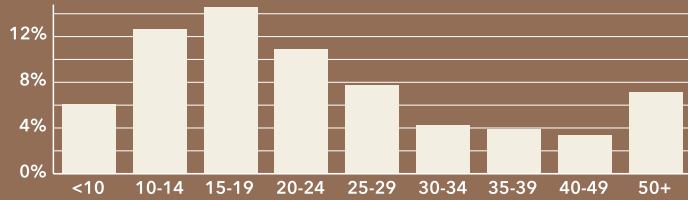


15.2%
Blue Collar



72.4%
White Collar

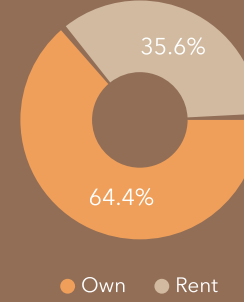
Mortgage as Percent of Salary



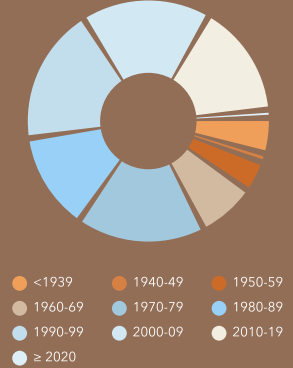
Age Profile: 5 Year Increments



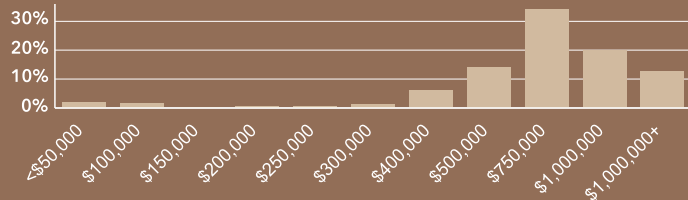
Home Ownership



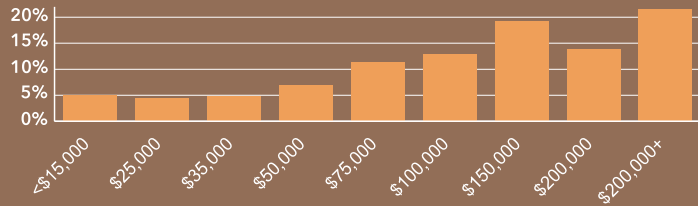
Housing: Year Built



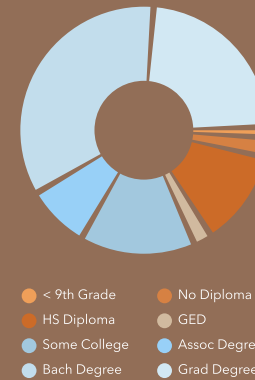
Home Value



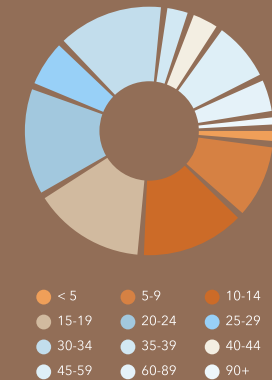
Household Income



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

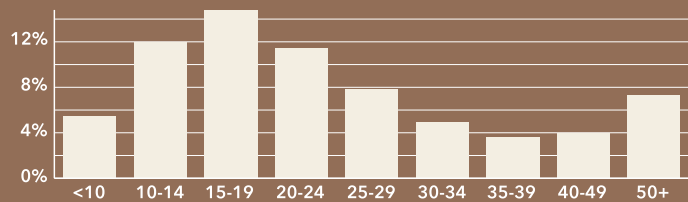


18.0%
Blue Collar



68.1%
White Collar

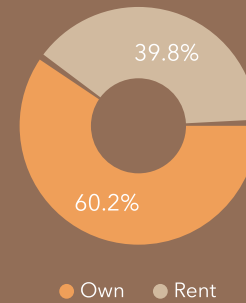
Mortgage as Percent of Salary



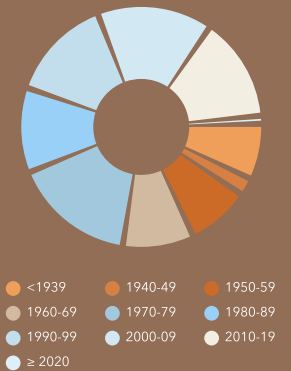
Age Profile: 5 Year Increments



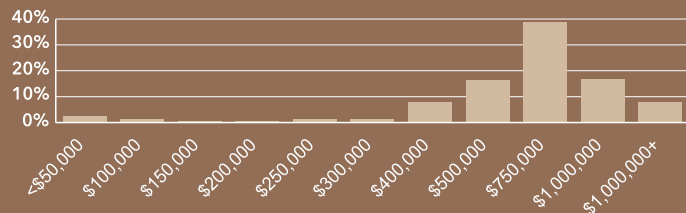
Home Ownership



Housing: Year Built



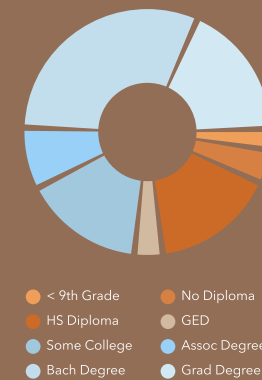
Home Value



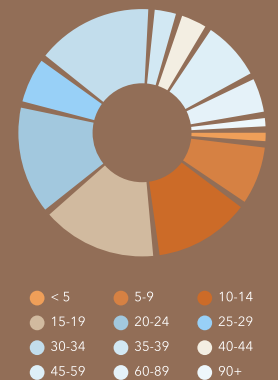
Household Income



Educational Attainment



Commute Time: Minutes

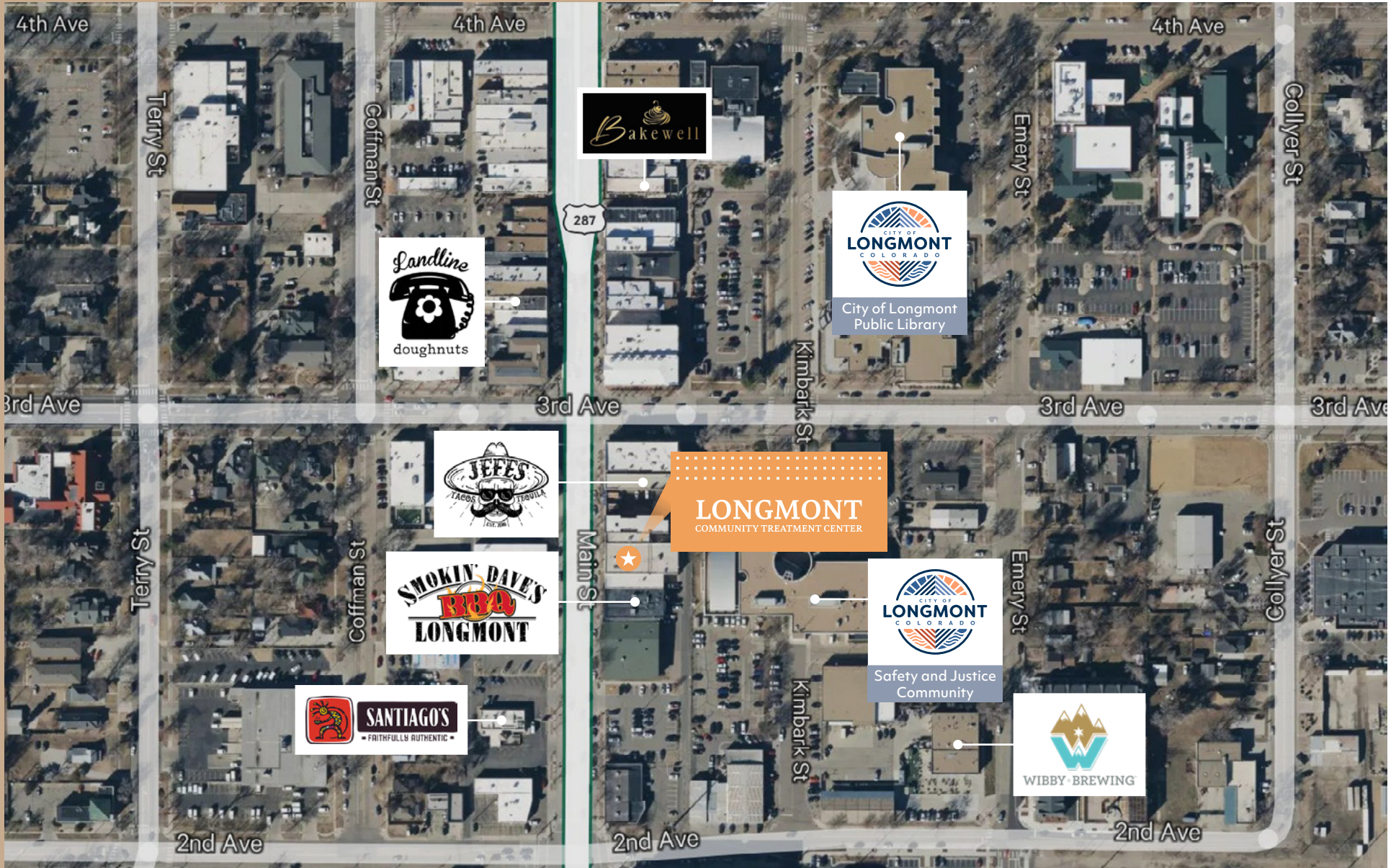


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AMENITY MAP





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COMMUNITY TREATMENT CENTER

236 Main St Longmont, CO 80501

INVESTMENT CONTACTS:

Stuart Thomas

Executive Vice President
+1 970 818 6660
stuart.thomas@cbre.com

Ken Brown

Senior Vice President
+1 720 527 6507
ken.brown@cbre.com

Chessa Pike

Senior Associate
+1 917 280 6612
chessa.pike@cbre.com

Simon Hince

Associate
+1 209 252 6891
simon.hince@cbre.com

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