516 MAIN STREET

LONGMONT, CO 80501



OFFERED AT
~~$2,000,000~~
$1,790,000

BUILDING SIZE
5,757 SF

CAP RATE
6%

ZONING
MU-D
Mixed-Use Downtown

516 Main Street offers the opportunity to acquire a fully leased, two-tenant investment property in the heart of Downtown Longmont, one of the Front Range's most dynamic and closely watched markets. With a diverse tenant mix, meaningful remaining lease term, strong annual rent growth, and approximately $515,000 in recent capital improvements, this is a true turnkey investment positioned to benefit from the continued momentum of Downtown Longmont.

As Longmont continues its evolution into one of Colorado's most desirable downtown cores—with national recognition, a flourishing restaurant scene, rapid residential growth, and the anticipated arrival of the Sundance Film Festival to neighboring Boulder County—Main Street has become a destination rather than simply a corridor. Investors increasingly view Longmont as offering many of the qualities that originally drew people to Boulder, but with greater room for growth and value appreciation.

FULLY LEASED RETAIL PROPERTY IN THE HEART OF DOWNTOWN LONGMONT

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INVESTMENT HIGHLIGHTS

- Fully leased two-tenant retail property in the heart of Longmont
- Popular, established Mediterranean restaurant anchors the building
- New café/game lounge completing its custom build-out
- Approx. 18 months remaining on one lease with extension options
- Five-year lease on the second tenant
- Strong contractual rent escalations
- Over $515,000 invested in recent capital improvements
- Minimal near-term capital expenditure needs
- Prime walkable Main Street location surrounded by restaurants, retail, breweries, offices, and community events

RENT ROLL

Unit	Use	Square Footage	Base Rent (Monthly)	Annual Base Rate	Escalations	Lease End	Extension
Unit A	Mediterranean Restaurant	3,519	$7,331.00	$87,975.00	11/2026: $27.00 NNN	10/31/2027	Two 3-year 1: $28.00 2: $29.00 3: $30.00 4-6: Market
	Restaurant Storage	298	$0.00	$0.00	N/A		
Unit B	Bar/Café Gaming Concept	1,943	$2,753.00	$33,031.00	3% Annual	4/30/2031	
TOTAL:		**5,760**		**$121,006.00**			

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TENANT OVERVIEW

Unit A | Red Cedar Bistro

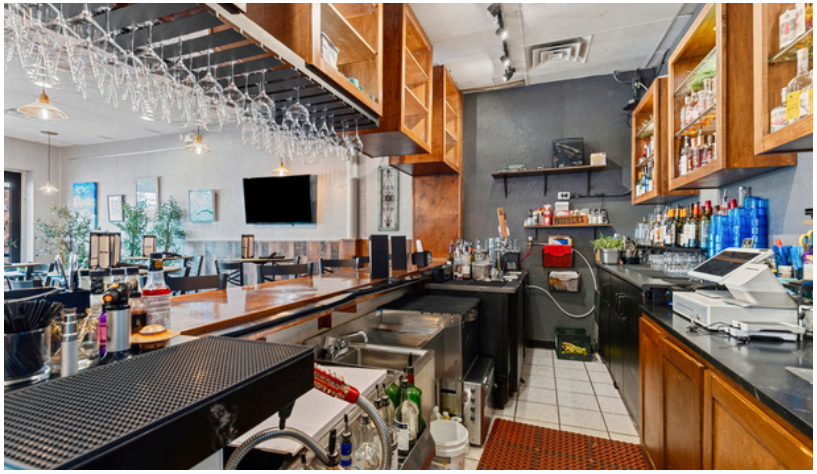
Established Mediterranean Restaurant. Unit A, the primary storefront on Main Street, is an established full-service Mediterranean restaurant. The space features a high-quality restaurant build-out including:

- Full commercial kitchen
- 8-foot type I exhaust hood
- 50-gallon grease interceptor
- Full-service bar
- Two recently renovated ADA-compliant restrooms
- New makeup air system
- Recently replaced HVAC system (2026)

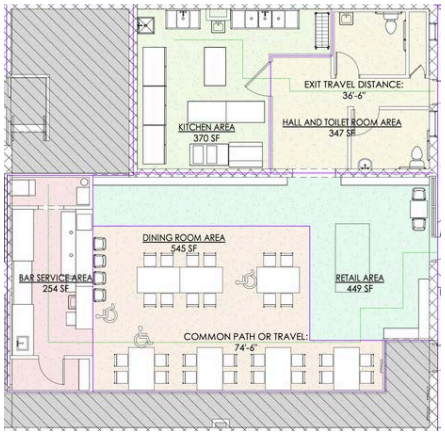
Unit B | Cardboard Junkie

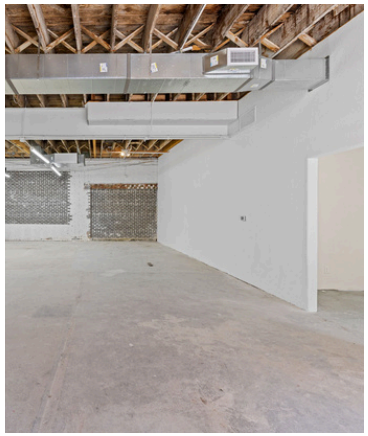
Boardgame Lounge and Cafe. The second tenant is completing a buildout for a café and game lounge concept, bringing another experiential use to Downtown Longmont.

- Full service bar
- Partial commercial kitchen
- Dining and game table area
- Two ADA-compliant restrooms
- Outdoor patio improvements



UNIT A





UNIT B: CONCEPTUAL PLANS & CURRENT BUILD

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CAPITAL IMPROVEMENTS

Seller has invested over half a million dollars in recent capital improvements

Unit A Recent Landlord Improvements:

- Brick repairs
- New architectural cladding above restaurant storefront
- New exterior lighting
- New storefront windows, including a fully retractable Panda window system
- New black steel patio gate
- Two completely renovated restrooms
- Updated plumbing to satisfy City backflow requirements
- Enlarged gas service piping
- New makeup air unit
- Brand-new HVAC system (installed June 2026)
- New structural demising wall between Units A and B

Unit B Recent Landlord Improvements:

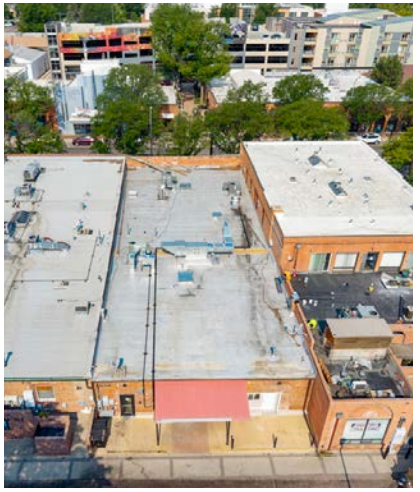
Following flood restoration, Unit B underwent a comprehensive modernization, including:

- New structural LVLs
- New HVAC system
- New electrical panel and wiring
- New drywall and paint; one entry door and window replaced
- Fully renovated ADA-compliant restroom
- Removal of obsolete fencing and gate
- Floor repairs and closure of previous floor opening







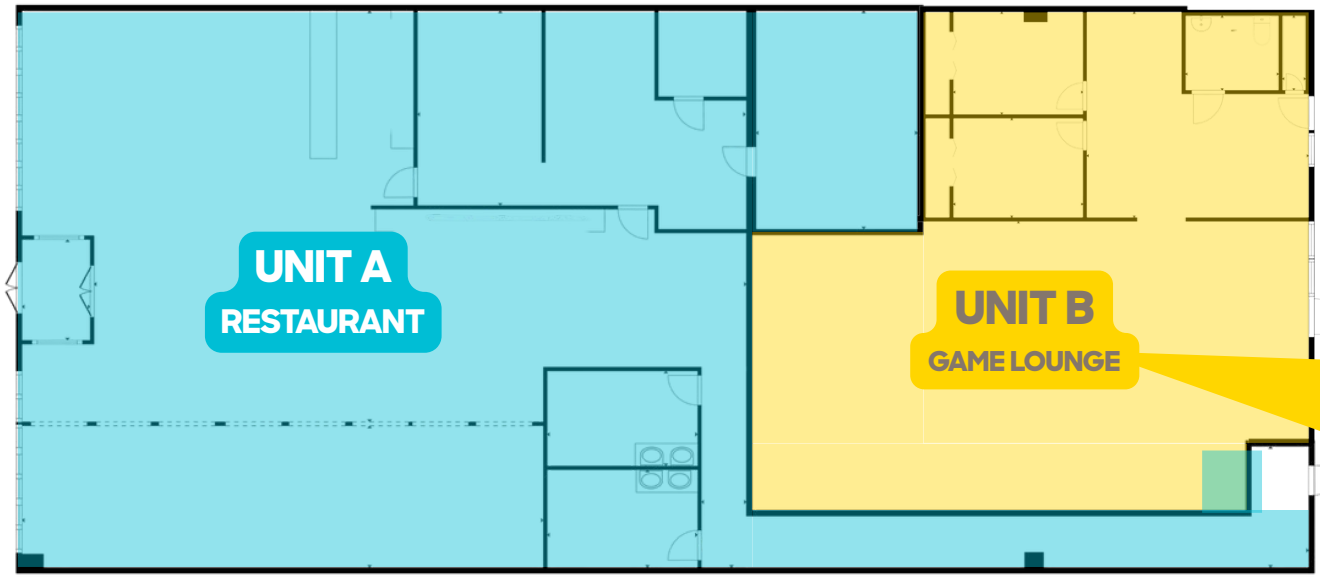


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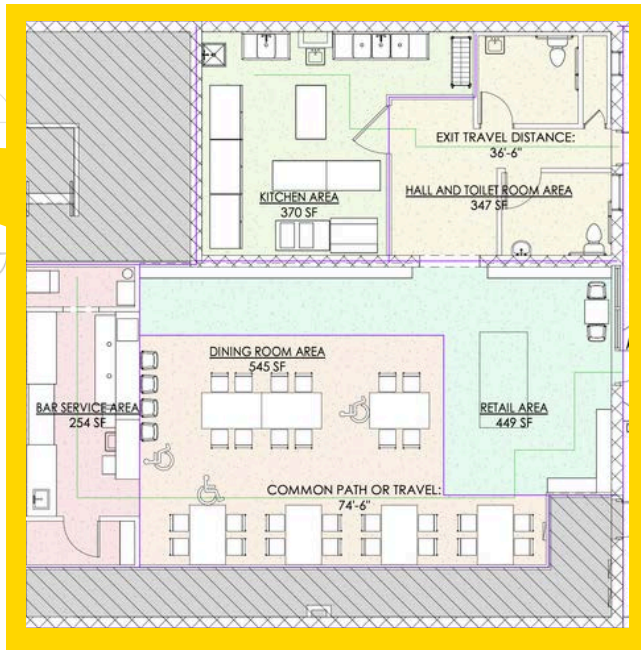
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CARDBOARD JUNKIE BUILDOUT



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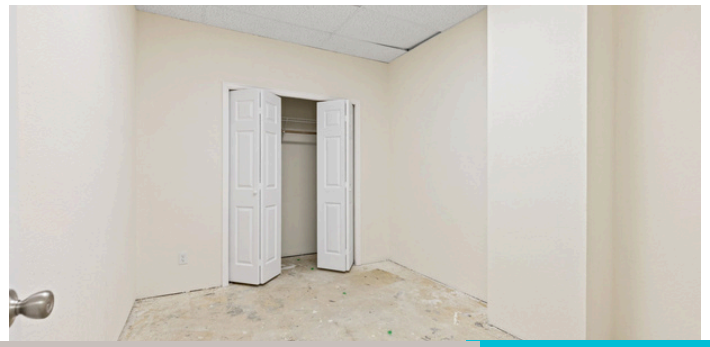
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LONGMONT DEMOGRAPHICS

2 Miles | 5 Miles | 10 Miles

POPULATION (2020)
41,594 | 102,810 | 162,748

HOUSEHOLDS (2020)
17,393 | 41,096 | 63,898

AVG. HOUSEHOLD INCOME
$96,835 | $108,403 | $119,290

MEDIAN HOME VALUE
$444,545 | $472,356 | $520,440

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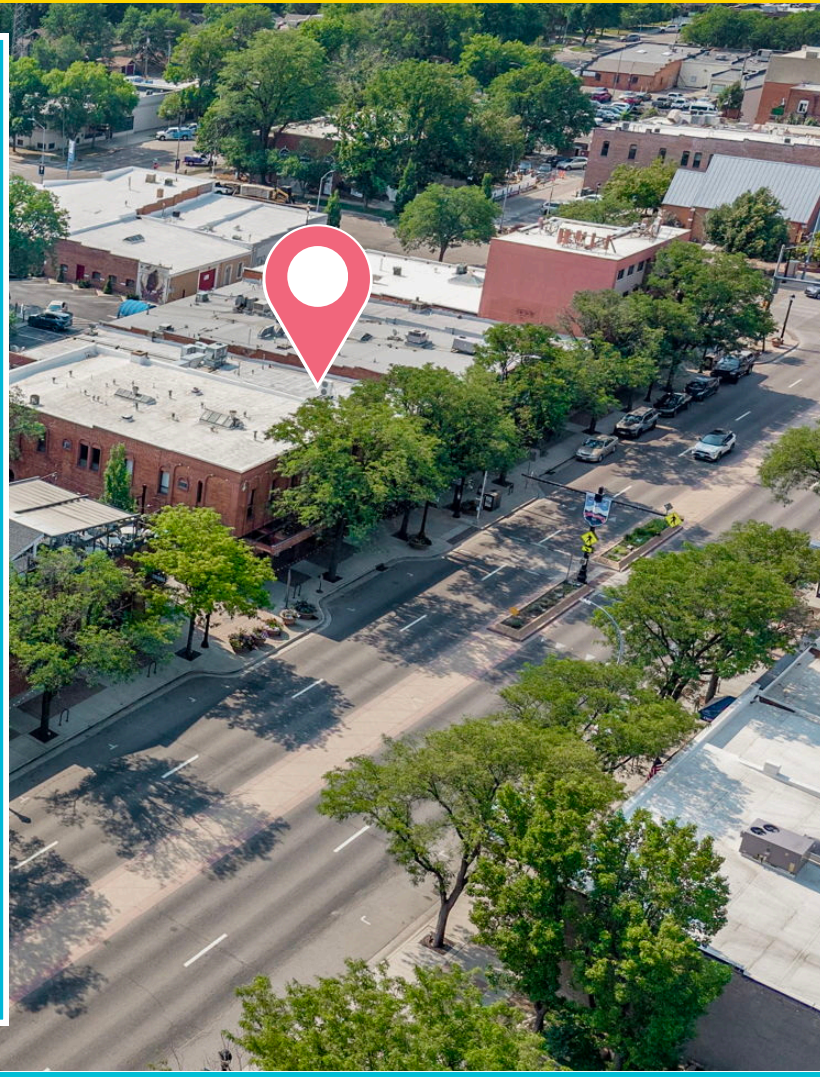
DOWNTOWN LONGMONT MOMENTUM

Downtown Longmont has quietly become one of Colorado's strongest urban success stories. Continued population growth, major private investment, expanding restaurant and entertainment options, and a vibrant calendar of community events have transformed Main Street into a regional destination.

With Boulder County preparing to welcome the Sundance Film Festival beginning in 2027, the area's national profile is expected to rise even further. Longmont stands to benefit from increased tourism, business activity, and continued investment while maintaining the authenticity and accessibility that have made it increasingly attractive to residents and businesses alike.

Some have started calling Longmont "the next Boulder." Whether or not you embrace the comparison, one thing is clear: the market's trajectory has investors paying close attention.

516 Main Street represents the rare opportunity to acquire a professionally improved, fully leased Main Street asset in one of Colorado's most compelling growth markets. It is the kind of property investors look back on and say, "I wish I'd bought on Main before everyone else figured it out."



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