

**350 MAIN STREET
LONGMONT, CO 80501**



TURN KEY RESTAURANT DOWNTOWN LONGMONT



RESTAURANT SPACE FOR LEASE

Bring Your Culinary Vision to Life at 350 Main Street.

A rare opportunity in the heart of Longmont—where historic character meets a turnkey setup for your next restaurant or bakery.

Step into a beautifully restored, single-story space featuring **historic architectural charm, exposed brick walls, and a welcoming outdoor patio**—the perfect setting for memorable dining and gathering.

Designed with food-service operators in mind. Whether you envision an intimate neighborhood restaurant, an elevated dining concept, a vibrant bakery, or a unique café, **350 Main Street gives you the character, infrastructure, and flexibility to make it happen.**

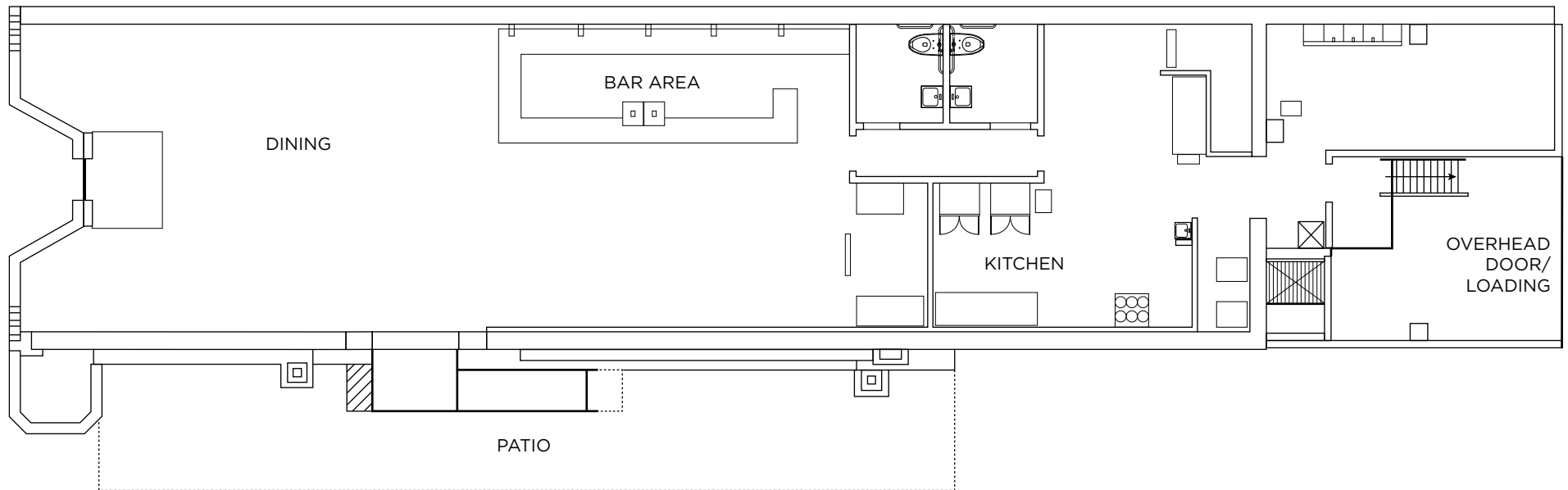
Bring your concept. Build your brand. Make 350 Main Street your next destination in Longmont.

GROUND LEVEL:	2,700 SF
BASEMENT:	LARGE SPACE FOR EXCESS STORAGE
FRONTAGE:	MAIN STREET ON HWY. 287
TERM:	FEB. 28, 2030 (EXP. DATE OF SUBLEASE)
LEASE TYPE:	SUBLEASE
CURRENT RENT:	\$25.75/SF
NNN:	\$10.15/SF/YR
FULL KITCHEN:	TYPE 1 HOOD, 10 FT
OPTION TO RENEW:	ONE 5 YR OPTION
GREASE TRAP:	500 GALLON
DO NOT DISTURB TENANT	

FLOOR PLAN

TOTAL ABOVE GROUND FINISHED SF:

2,700 SF





DINING AREA



BREEZE WAY WITH PATIO SETTING AND ACCESS TO FREE PARKING



REAR LOADING



BASEMENT STORAGE

LOCATION

Downtown Longmont

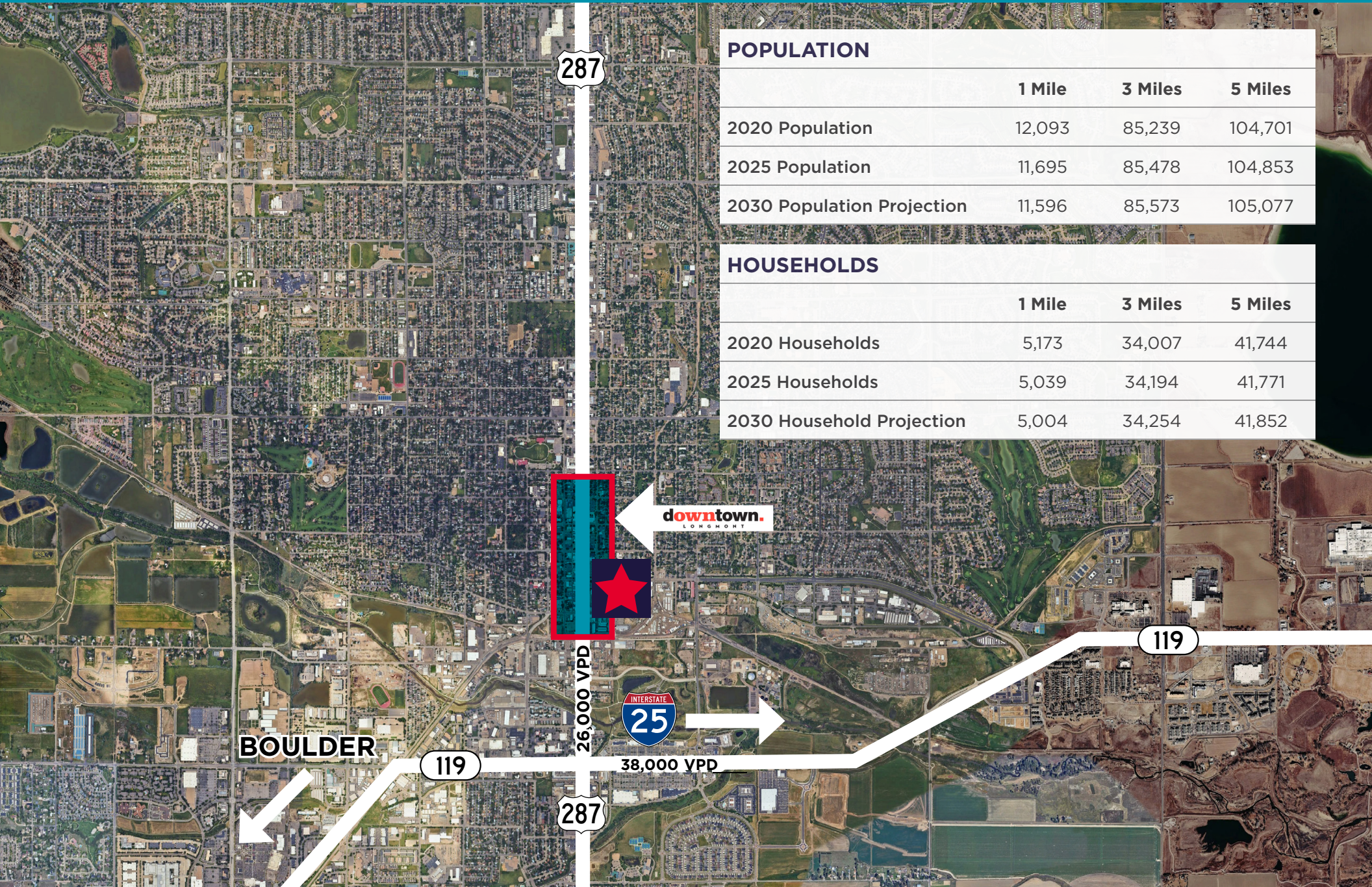
From craft brews to crave-worthy bites. Downtown Longmont serves up everything from award-winning cuisine to neighborhood favorites!

★ Subject Property

- | | |
|----------------------------------|-----------------------|
| 1 300 Suns Brewing | 26 Smokin' Dave's BBQ |
| 2 Mary's Mountain Cookies | 27 St. Vrain Cider |
| 3 Abbott & Wallace Distilling | 28 Summit Tacos |
| 4 Antonio's Real NY Pizza | 29 Sweet Cow |
| 5 Best Day Ever! coffee + crepes | 30 Tangerine |
| 6 Bricks on Main | 31 Urban Field |
| 7 Cheba Hut "Toasted" Subs | 32 Wibby Brewing |
| 8 Colorado Dumplings | |
| 9 Dairy Queen | |
| 10 Dry Land Distillers | |
| 11 Flavor of India | |
| 12 Gaia Masala & Burger | |
| 13 Georgia Boys BBQ | |
| 14 Javastop | |
| 15 Jefes Tacos and Tequila | |
| 16 Juniper Goods | |
| 17 Kuper Wine Bar | |
| 18 Landline Doughnuts & Coffee | |
| 19 Lucile's Creole Cafe | |
| 20 99 Bar Saloon | |
| 21 Moe's Broadway Bagel | |
| 22 Pelo's Deli and Provisions | |
| 23 Red Cedar Bistro | |
| 24 The Roost | |
| 25 Santiago's Mexican Restaurant | |



AERIAL MAP



POPULATION

	1 Mile	3 Miles	5 Miles
2020 Population	12,093	85,239	104,701
2025 Population	11,695	85,478	104,853
2030 Population Projection	11,596	85,573	105,077

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2020 Households	5,173	34,007	41,744
2025 Households	5,039	34,194	41,771
2030 Household Projection	5,004	34,254	41,852

PLEASE CONTACT US FOR MORE INFORMATION:



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