



The Shoppes at St Vrain Centre

1067 & 1087 S Hover St
Longmont, CO 80501



Adam Rubenstein
+1 720 418 8047
adam.rubenstein@jll.com

1225 17th Street
Suite #1900
Denver, CO 80202



HIGHLIGHTS



Highly visible location



Shadow anchored by Sprouts



Strong tenant mix



Over 32,000 cars per day



Strong demographics



Convenient access



Ample parking



PROPERTY AERIAL



SITE PLAN

KEY

- Leased
- Available



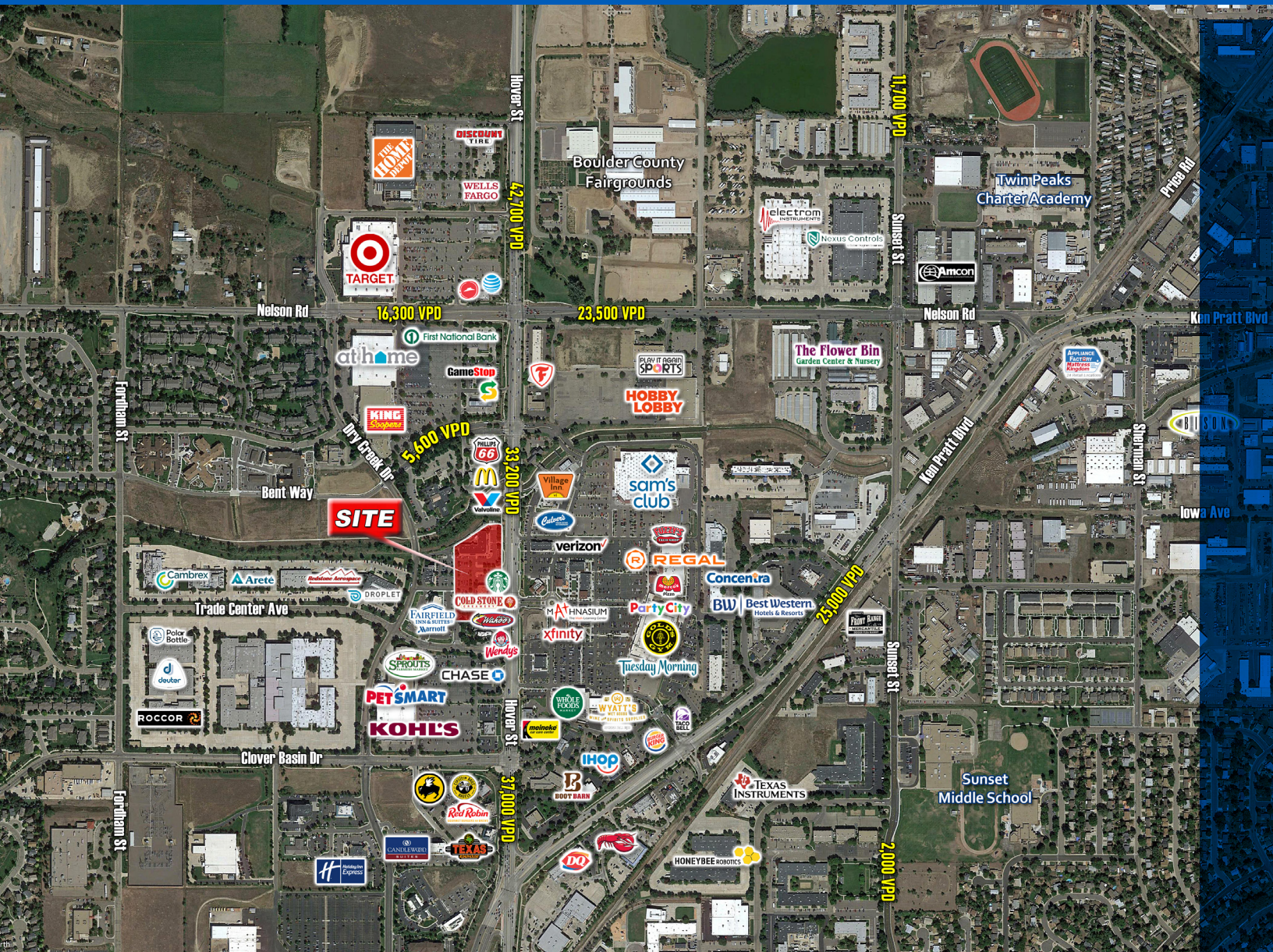
SHOVER ST



1. Noodle's & Co
2. Wahoo's Fish Tacos
3. Coldstone Creamery
4. Starbucks
5. Play It Again Sports
6. **AVAILABLE 2,300 SF**
7. Caprese Trattoria
8. Recycled Records LP
9. **AVAILABLE 1,510 SF**
10. Inta Juice

The Shoppes at St Vrain Centre

1067 & 1087 S Hover St
Longmont, CO 80544



Demographics

	1 MILE	3 MILES	5 MILES
Current Population	4,583	57,802	108,560
Total Households	1,856	22,865	41,762
Daytime Population	8,713	58,272	100,664
Avg Household Income	\$103,649	\$107,235	\$108,405

Source: Esri 2023

Adam Rubenstein
+1 720 418 8047
adam.rubenstein@jll.com



AGENCY
DISCLOSURE

