



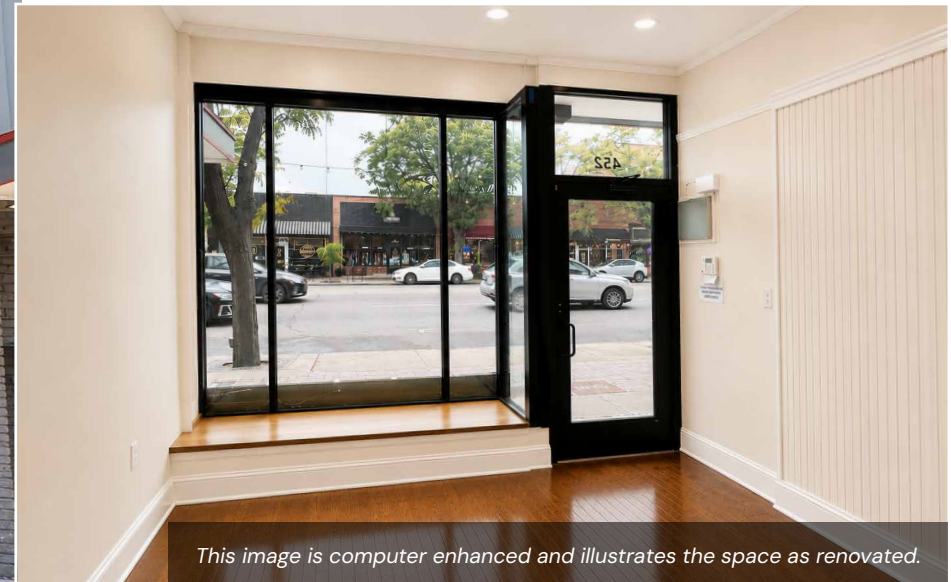
# A RETAIL GEM IN THE HEART OF DOWNTOWN LONGMONT FOR LEASE

452 Main Street, Longmont, CO, 80501

**A turnkey retail opportunity in the heart of Downtown Longmont,** 452 Main Street offers 798 square feet of beautifully proportioned street-level space—right-sized for a boutique, specialty retailer, showroom, studio, or service-oriented business. Historic character, a charming facade, and hardwood floors give the recently renovated space warmth and authenticity, while the landlord's white-box improvements provide a clean, flexible canvas ready for your vision.

## FEATURE HIGHLIGHTS

-  Downtown Location
-  Foot Traffic
-  High Ceilings
-  Visibility/Location
-  Historic Character



*This image is computer enhanced and illustrates the space as renovated.*

## PROPERTY OVERVIEW

|                |                           |
|----------------|---------------------------|
| AVAILABLE SF   | 798 RSF                   |
| AVAILABLE      | 10/1/2026                 |
| LEASE RATE     | \$28.00/RSF NNN           |
| EXPENSES (EST) | \$12.06/RSF               |
| ZONING         | MU-D (Mixed Use Downtown) |

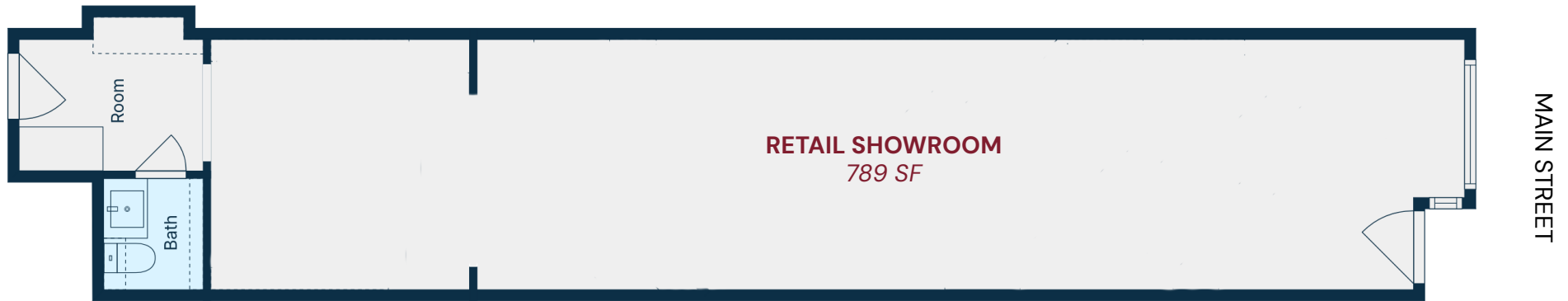
## FOR MORE INFORMATION:



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## PROPERTY FLOOR PLAN



Located on one of Longmont's most vibrant downtown blocks, the property combines Main Street visibility with an efficient footprint and approximately 1,000 square feet of additional basement storage—an exceptional amenity for a retail space of this size.

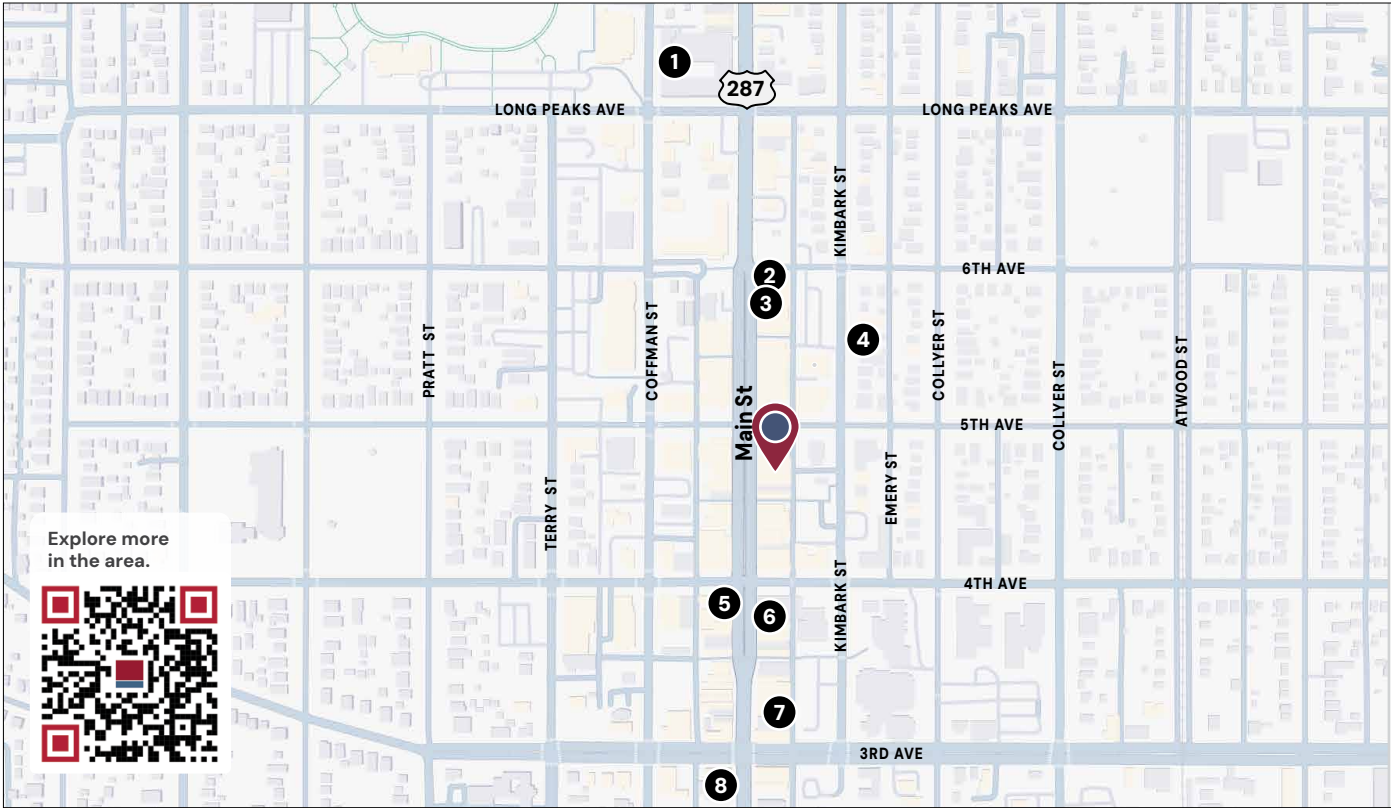
**A UNIQUE OPPORTUNITY:**

- Historic character
- Efficient floorplan
- Charming facade



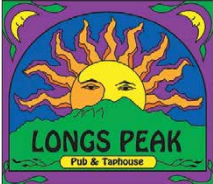


PROPERTY LOCATION



Explore more in the area.



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For a complete disclaimer, please see page one of this brochure.

Colorado Group