

1131-A FRANCIS ST  
LONGMONT

2,275SF | NEGOTIABLE RATE AND TERM | \$6.99/SF CAM

**VERSATILE SPACE** SUITABLE FOR FOOD, SERVICE, OR  
SPECIALTY RETAIL CONCEPTS

**HIGHLY VISIBLE STOREFRONT** SERVING SURROUNDING  
RESIDENTIAL NEIGHBORHOODS AND NEARBY SCHOOLS

**PRIME CORNER LOCATION** AT 11TH AVE & FRANCIS ST  
DIRECTLY ACROSS FROM LOOMILLER PARK AND STEPS  
FROM LONGMONT HIGH SCHOOL.

**NEIGHBORHOOD RETAIL CENTER** WITH STRONG DAILY  
FOOT TRAFFIC.

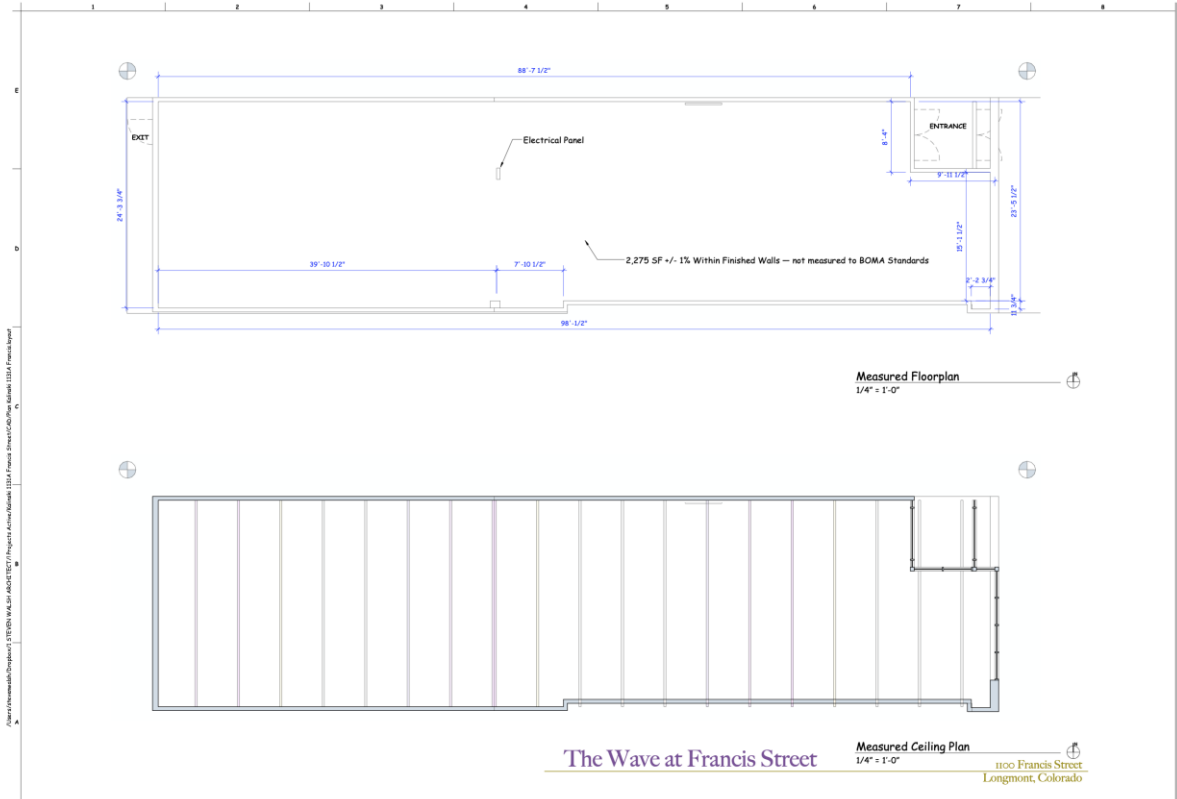
**SUCCESSFUL TENANT MIX** INCLUDING YOGA STUDIO,  
BRUNCH RESTAURANT, LIQUOR STORE, AND WING  
SHACK, AND MEXICAN RESTAURANT.



Tyler Dock | [tylerdock@boulderco.com](mailto:tylerdock@boulderco.com) | 303.449.7000

# 1131-A FRANCIS ST

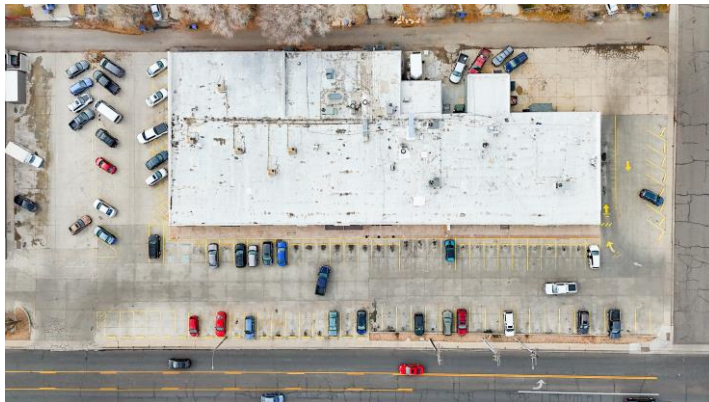
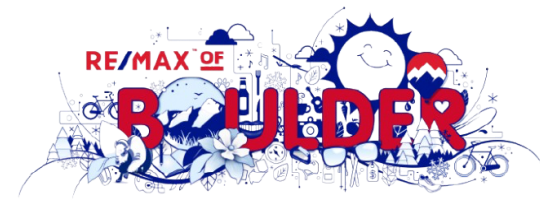
THIS FLEXIBLE RETAIL SPACE IS WELL-SUITED FOR A VARIETY OF NEIGHBORHOOD-SERVING CONCEPTS, INCLUDING A **USED CLOTHING OR CONSIGNMENT SHOP**, A **TECHNOLOGY REPAIR STORE**, AN **ACCESSORY BOUTIQUE**, A **SNACK BAR**, A **SUB OR PIZZA SHOP**, A **DESSERT CONCEPT**, A **GAME LOUNGE OR AN ARCADE**, OR **PERSONAL CARE SERVICES**.



ARCHITECT  
February 19, 2026 | Existing Floorplan | Cafe 1135 — 1135 Francis St., Longmont, Colorado 80501

## 1131-A FRANCIS ST

POSITION YOUR CONCEPT AT THE HEART OF **CENTRAL LONGMONT, COLORADO**, IN A VIBRANT NEIGHBORHOOD RETAIL CENTER JUST STEPS FROM **LONGMONT HIGH SCHOOL** AND DIRECTLY ACROSS FROM THE POPULAR **LOOMILLER PARK**. LOCATED AT THE HIGHLY VISIBLE CORNER OF **11TH AVE AND FRANCIS ST**, THIS WELL-ESTABLISHED SHOPPING CENTER BENEFITS FROM STEADY NEIGHBORHOOD TRAFFIC, NEARBY SCHOOLS, AND CONSISTENT ACTIVITY YEAR-ROUND.



# 1131-A FRANCIS ST CONCEPTS



Fitness Center Scenario | February 19, 2026 | Cafe 1131 - 1131 Francis St., Longmont, Colorado 80501

