

WALGREENS - BUILDING FOR SALE

1.134 Acres | 13,854 SF

2320 Main Street | Longmont, CO



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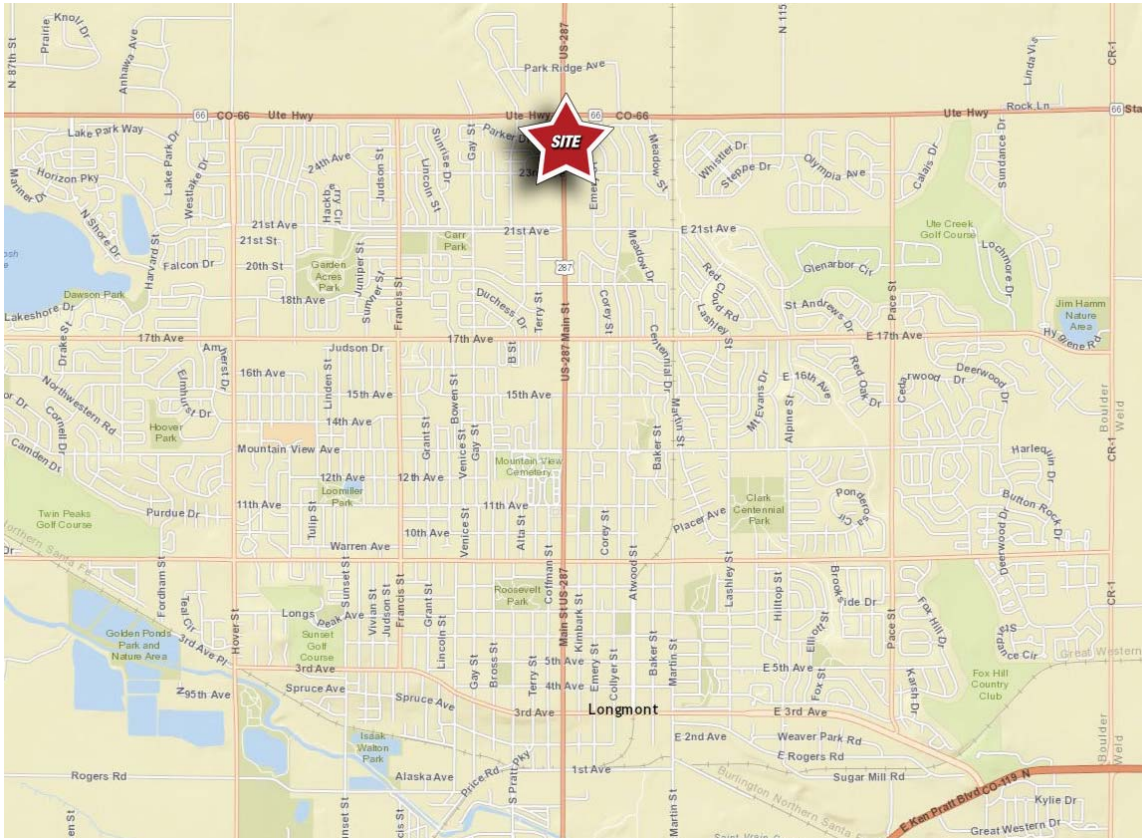
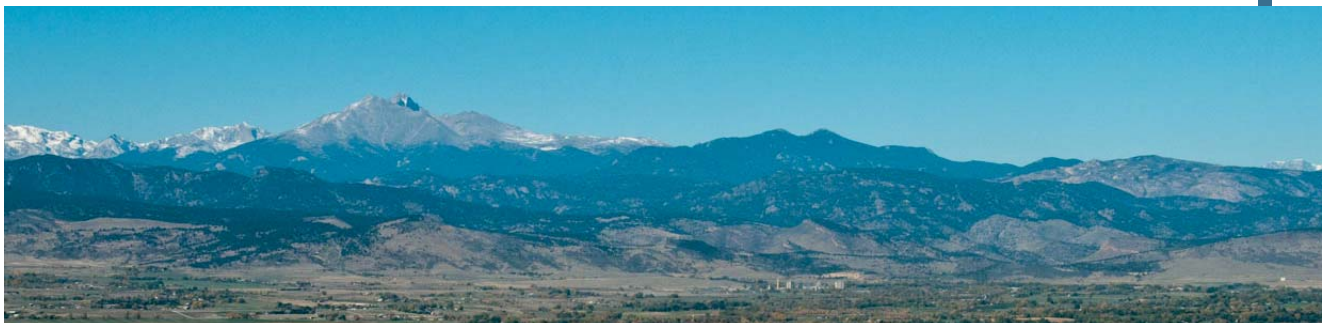


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Longmont, CO - Longmont is conveniently located approximately 37 miles from Denver and 16 miles from Boulder. Situated at the intersection of high technology and manufacturing, Longmont exemplifies the best of the Front Range offering a high quality of life, skilled workforce and business friendly climate while remaining affordable and welcoming.
Source: City of Longmont, 2015.

BUILDING FOR SALE
2320 MAIN STREET
LONGMONT, CO



SRS Real Estate Partners is pleased to exclusively offer the opportunity to acquire a 1.13 acre property ideally located along a highly desirable intersection. The “Property” consists of a freestanding 13,854 SF building.

OFFERS DUE - OCTOBER 12TH, 2015

LAND AREA.....	1.134 acre (49,397 sf)
GLA SF.....	13,854 sf
PARKING.....	46 Spaces (3.3 per 1,000 sf)
YEAR BUILT.....	2007

Location: 2320 Main St | Main St at Hwy 287/23rd Ave
Longmont, CO



HIGHLIGHTS

High Traffic Intersection Anchored by King Soopers

The property is situated at the high traffic, signalized intersection of the northeast corner of Main Street/Highway 287 (28,474 CPD) and 23rd Avenue (2,984 CPD), Highway 287 is the major north/south arterial which provides people access to Longmont from Fort Collins to the north and Loveland to the south.

Outstanding Property/Area Attributes

The immediate trade area has office, retail and residential surrounding the site. King Soopers, Kroger, is the dominant grocer in the market and anchors the center on the southwest corner of the intersection along with Planet Fitness, Murdock’s and Dollar Tree. The property is well-positioned in the strong retail corridor of Main St/Hwy 287 with additional retailers and restaurants.

Strategic Colorado Location

The proposed site is located in Longmont, CO located approximately 37 miles from Denver and 16 miles from Boulder. Twenty-five percent of Colorado’s technology workforce and twenty percent of its technology companies currently reside in Boulder County, which has created a great live/work environment for Longmont’s highly educated population base.



HIGH INCOME, STRONG GROWTH (5 mile radius)

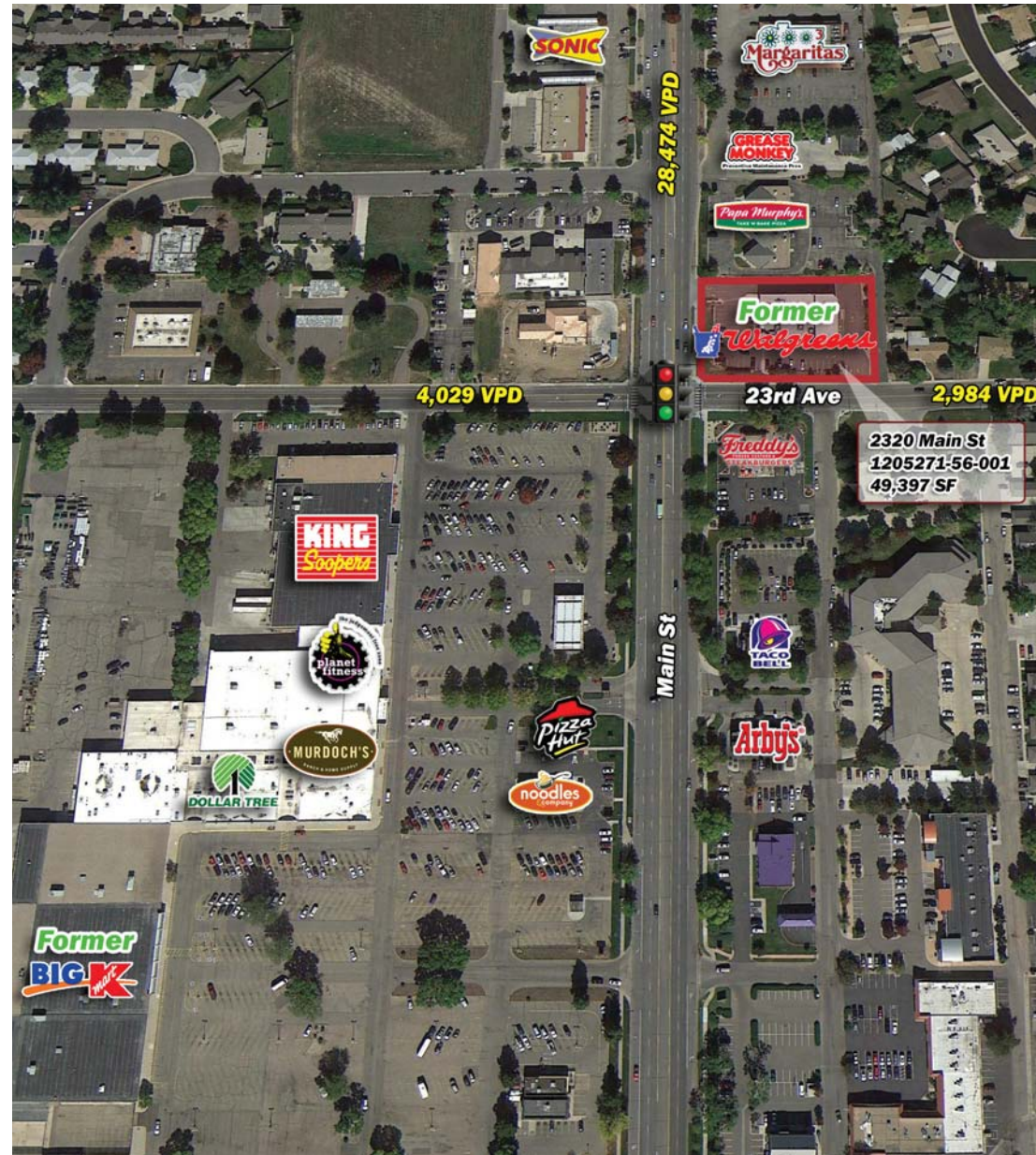
- \$83,755 Household Income
- 1.15% annual growth rate from 2015-2020

HIGH TRAFFIC COUNTS @ SIGNALIZED INTERSECTION

- 28,474 vpd (Main St)
- 4,029 vpd (23rd Ave west of Main St)
- 2,984 vpd (23rd Ave east of Main St)

IMPRESSIVE SURROUNDING RETAIL

- King Soopers
- Mudoch's Ranch & Home Supply
- Dollar Tree
- Noodles & Company
- Freddy's Frozen Custard
- Sonic Drive-In





Property Summary

Site Size:	1.134+/- AC
Building Sizes:	+/- 13,854 SF
Parking/Ratio:	46 spaces; 3.3 per 1,000 SF
Ingress/Egress:	Ingress/Egress is available to the site from both Main St/287 & 23rd Ave
Year Built:	2007
Parking Lot:	Asphalt paved with striping; concrete curb and gutter for drainage





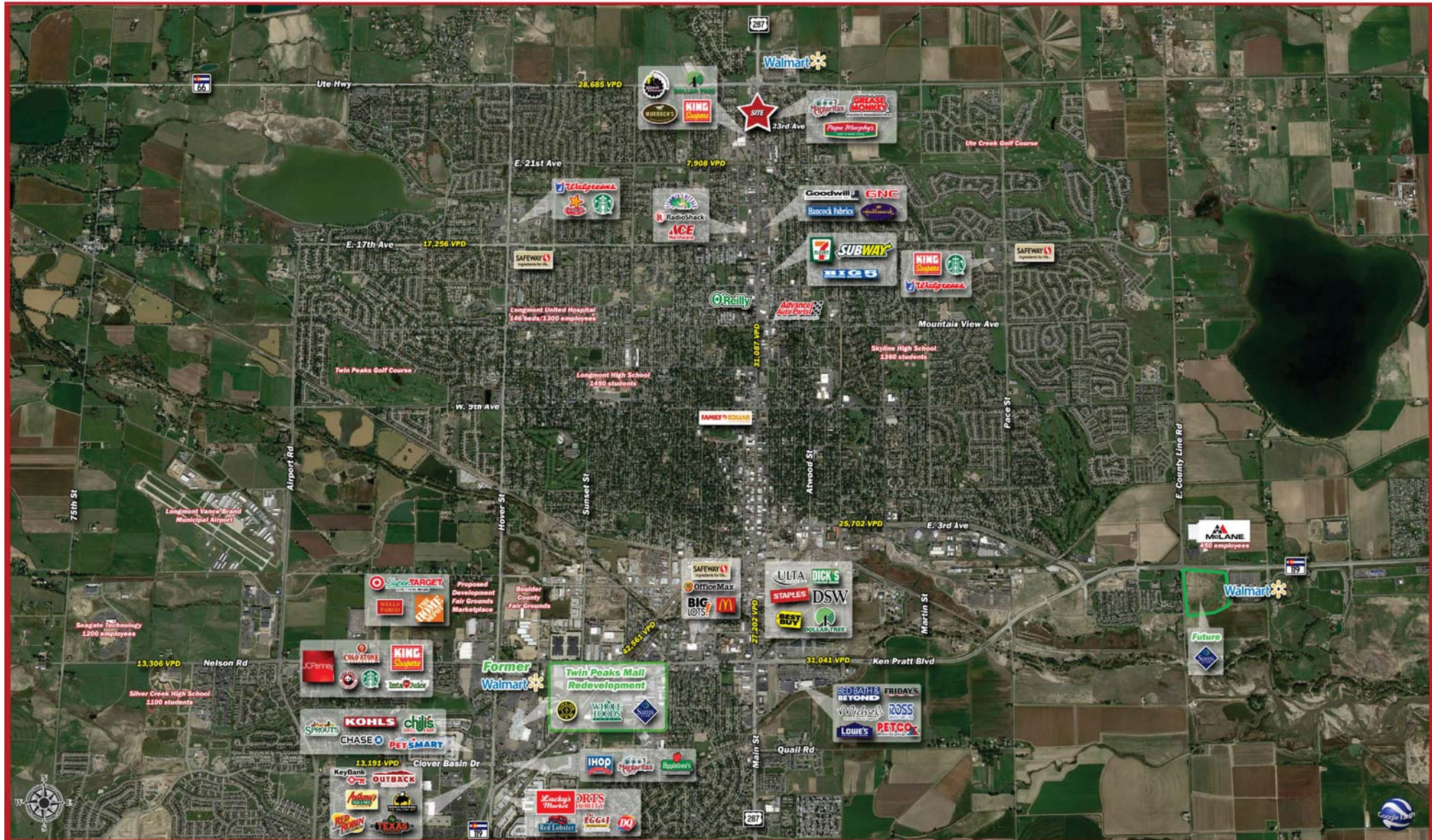






Longmont, CO

Trade Area Aerial



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The information contained herein was obtained from sources deemed to be reliable. However, SRS Real Estate Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof.



Longmont, Colorado - Overview

The city of Longmont (Boulder County) is located approximately 16 miles from Boulder and only 37 miles from Denver and Fort Collins. While providing affordable housing and recreational options, as well as a small-town community feel, Longmont also appeals to those who want to live near the amenities of a metropolitan community such as Denver or Boulder.

Economy

Situated at the intersection of high technology and manufacturing, Longmont exemplifies the best of the Front Range offering a high quality of life, skilled workforce and business friendly climate while remaining affordable and welcoming.

From bio-pharmaceuticals to satellite imagery to disk drive design, high-tech makes up about 27 percent of the Longmont employment base, and according to the Software & Information Industry Association, the Boulder-Longmont area has the highest concentration of software-related jobs in the nation. Additionally, with the University of Colorado nearby, the local work force is highly educated. According to the U.S. census, the Boulder-Longmont area ranks first nationally in percentage of residents over age 25 with a four-year college degree.

With sixteen companies throughout the Longmont area, software and IT joins Colorado biotech companies and the aerospace industry as established Longmont industries. Over 1,100 members of the Longmont, Colorado labor force are employed by software and IT companies—the highest concentration of software employees per-capita in the United States.

Source: City of Longmont Economic Development, 2015



Longmont, CO: Largest Employers

Rank	Company
1	St Vrain Valley Schools
2	Seagate Technology
3	Longmont United Hospital
4	DigitalGlobe
5	Intrado
6	City of Longmont
7	Federal Aviation Administration
8	Circle Graphics
9	McLane Western
10	Crocs

Source: City Of Longmont Economic Council, 2015





2320 Main Street | Longmont, CO

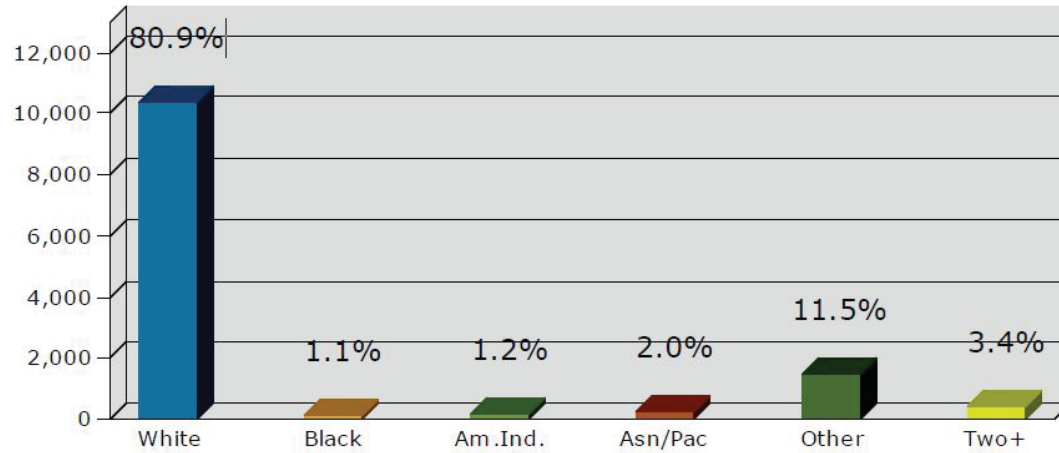
	1 Mile Radius	3 Mile Radius	5 Mile Radius
POPULATION			
Current Est. Population	12,826	68,038	91,787
2020 Projected Population	13,454	71,783	97,201
Projected Annual Growth 2015-2020	0.96%	1.08%	1.15%
Median Age	36.1	38.5	38.3
HOUSEHOLDS (HH)			
Current Est. HH	4,837	26,499	35,847
2020 Est. HH	5,093	28,111	38,164
Projected HH Growth 2015-2020	1.04%	1.19%	1.26%
INCOME			
Avg. Household Income	\$63,782	\$77,649	\$83,755
EMPLOYMENT			
Total Employees	3,702	19,934	37,786
Total Businesses	476	2,626	4,074
EDUCATION			
Bachelor's Degree or Higher	26.8%	35.3%	38.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1., Esri forecasts for 2015 and 2020, Esri converted Census 2000 data into 2010 geography. August 12, 2015

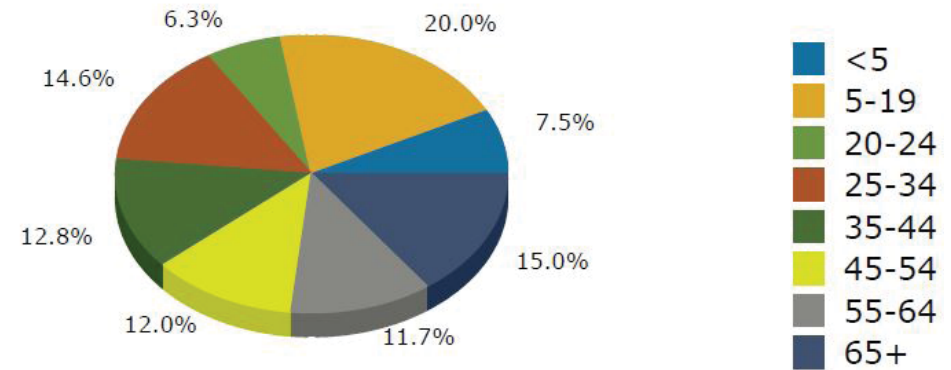




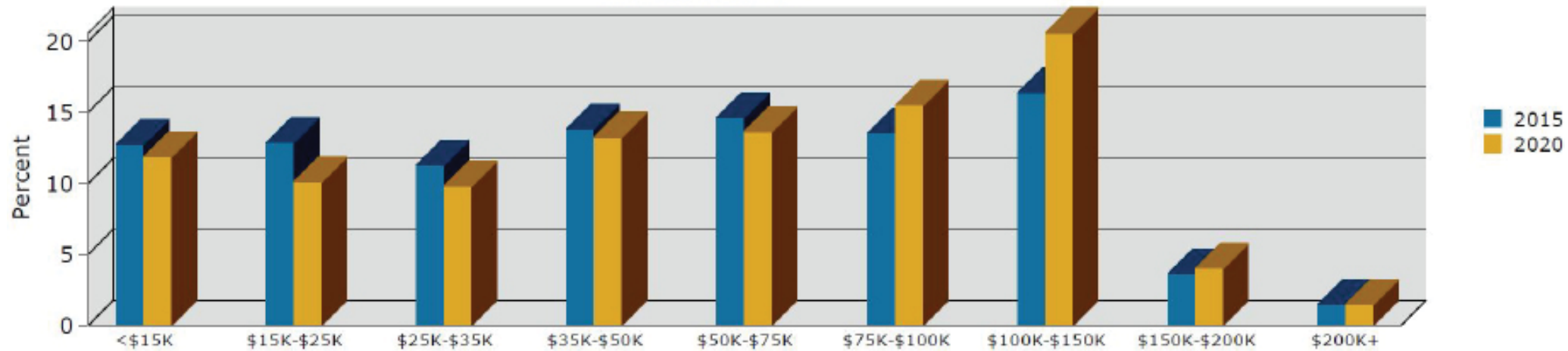
2015 Population by Race



2015 Population by Age



Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1., Esri forecasts for 2015 and 2020, Esri converted Census 2000 data into 2010 geography. August 12, 2015



This offering memorandum is not intended to constitute an offer, but is merely a solicitation of interest with respect to a possible sale of the 1.13 acre property with a 13,854 SF freestanding building located at 2320 Main St, Longmont, CO.

This Offering Memorandum has been prepared by SRS Real Estate Partners - Northwest, LP (SRS) and has been approved for distribution by the owner. Although effort has been made to provide accurate information, neither the owner nor SRS can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor SRS represents that this offering summary is all inclusive or contains all of the information a purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this Offering Memorandum. The projected economic performance of the property, competitive submarket conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market and the surrounding competitive environment.

Environmental matters can and do have dramatic impact not only on the physical conditions of a property but also on its economic performance and underlying value. If such substances exist, special governmental approvals and permits may be required.

Purchasers are encouraged to engage qualified professionals to determine whether hazardous or toxic substances or wastes, including asbestos, PCB's, petrochemicals or other contaminants or conditions are present at the property. Neither SRS nor the owner performs or conducts investigations or analyses of environmental matters. It is the sole responsibility of qualified purchasers to review all applicable laws and regulations applying to either the existence, transportation or removal of hazardous materials and to prudently have an onsite investigation and inspection of the property conducted. The cost and removal of hazardous materials may be substantial; therefore, SRS strongly encourages qualified purchasers to engage

legal counsel and appropriate technical professionals if any of these conditions are discovered during the inspection. No person, firm or entity is authorized to make or submit offers on behalf of anyone or divulge or reproduce the contents of this executive summary or discuss the availability of the purchase of the property without first having registered in writing the name of the party receiving the material and received written authorization to proceed from SRS. The owner and SRS reserve the right, at their discretion, to reject an or all expressions of interest with any party at any time with or without notice. The Recipient is strictly prohibited from contacting the tenant or any affiliate regarding this offering without prior written authorization of owner and SRS. The terms and conditions stated herein apply to all sections of the executive summary.

SRS is acting as exclusive disposition agent, and the owner reserves the right to withdraw the property from the market, to change the price and terms or sell the property at any time without notice being given.

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