

## PAD SITES - Hwy 66 & Pace St. Longmont, CO

### 20 Acres

Hwy 66 & Pace St. | Longmont, CO

### Pad Sites Available!

- 20 acres vacant commercial land with over 1/2 mile of street frontage for excellent visibility
- Prime location on SE corner of highly trafficked Hwy 66 and Pace Street intersection - approx. 35,000 VPD
- Development to feature mix of restaurant, bank, automotive, office, and retail uses
- Mixed zoning
- Abundant customer parking
- 2 access points into center (Pace Street, and Olympia Avenue)
- New residential area of Spring Valley Subdivision and the Ute Creek Golf Course abutting to the South

37,476 SF (0.86 acres)  
Drive-thru restaurant - 2,940 SF  
36 parking stalls

36,159 SF (0.83 acres)  
Automotive - 4,000 SF  
23 parking stalls

30,230 SF (0.69 acres)  
Automotive - 2,000 SF  
27 parking stalls

46,330 SF (1.07 acres)  
Proposed bank - 6,500 SF  
21 parking stalls

43,623 SF (1.00 acres)  
Proposed retail / office - 9,300 SF  
51 parking stalls

41,279 SF (1.00 acres)  
Proposed retail / office - 9,300 SF  
51 parking stalls

41,135 SF (0.94 acres)  
Drive-thru restaurant - 3,000 SF  
44 parking stalls

44,044 SF (1.01 acres)  
Proposed retail / office - 10,000 SF  
58 parking stalls

47,448 SF (1.08 acres)  
Proposed restaurant - 5,000 SF  
53 parking stalls



**TEBO**  
PROPERTIES

leasing@teboproperties.com

303-447-8326

www.teboproperties.com

# BUILD-TO-SUIT PAD SITES FOR LEASE



**TEBO**  
PROPERTIES

## PAD SITES - Hwy 66 & Pace Street, Longmont, CO

### PERFECT LOCATION FOR:

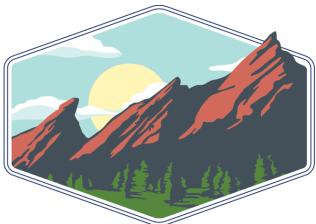
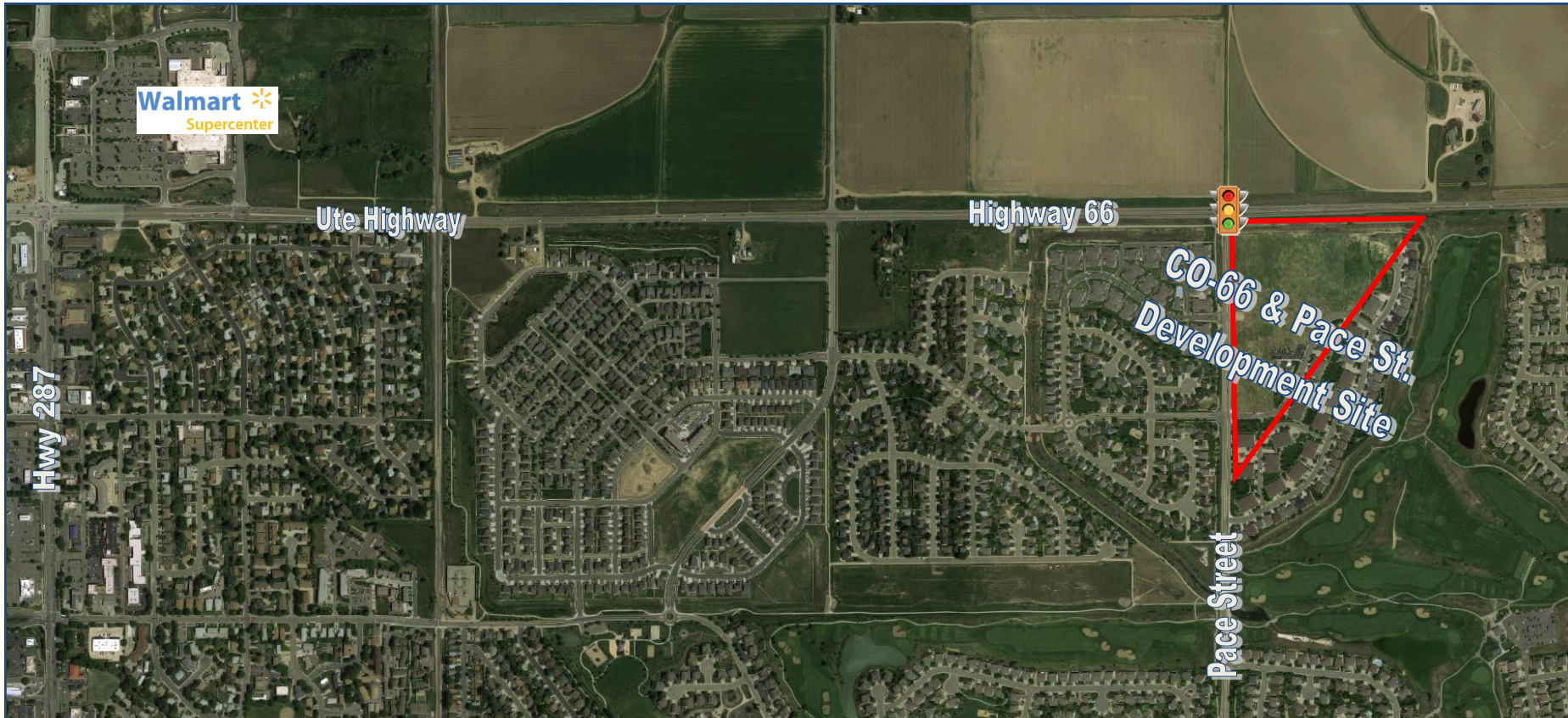
Bank with Drive-Thru Lanes  
Restaurants  
Retail Shops

Martial Arts / Dance  
Professional Practice  
Automotive / Car Wash

Drive-Thru Restaurants  
Video Store  
Movie Theater

Medical/Dental Office  
Quick Lube / Tire  
Coffee Shop

Book Store  
Recreation Facility  
Church / Social Center



**TEBO**  
PROPERTIES

[leasing@teboproperties.com](mailto:leasing@teboproperties.com)

303-447-8326

[www.teboproperties.com](http://www.teboproperties.com)