

FOR SALE OR LEASE

0.49 ACRES (21,360 SF)

287

**200
NORTH HIGHWAY 287**

LAFAYETTE, CO

- **RETAIL LAND FOR SALE, LEASE OR GROUND LEASE OR BUILD TO SUIT**
- **CONTACT BROKER FOR PRICING**

Colliers
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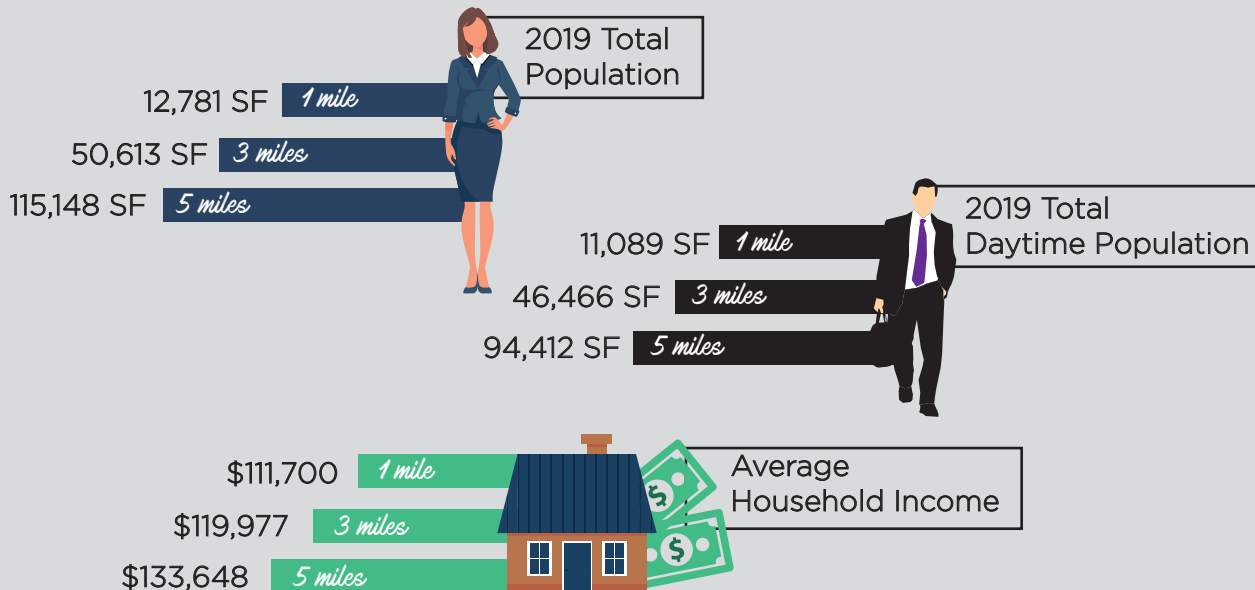


HIGHLIGHTS

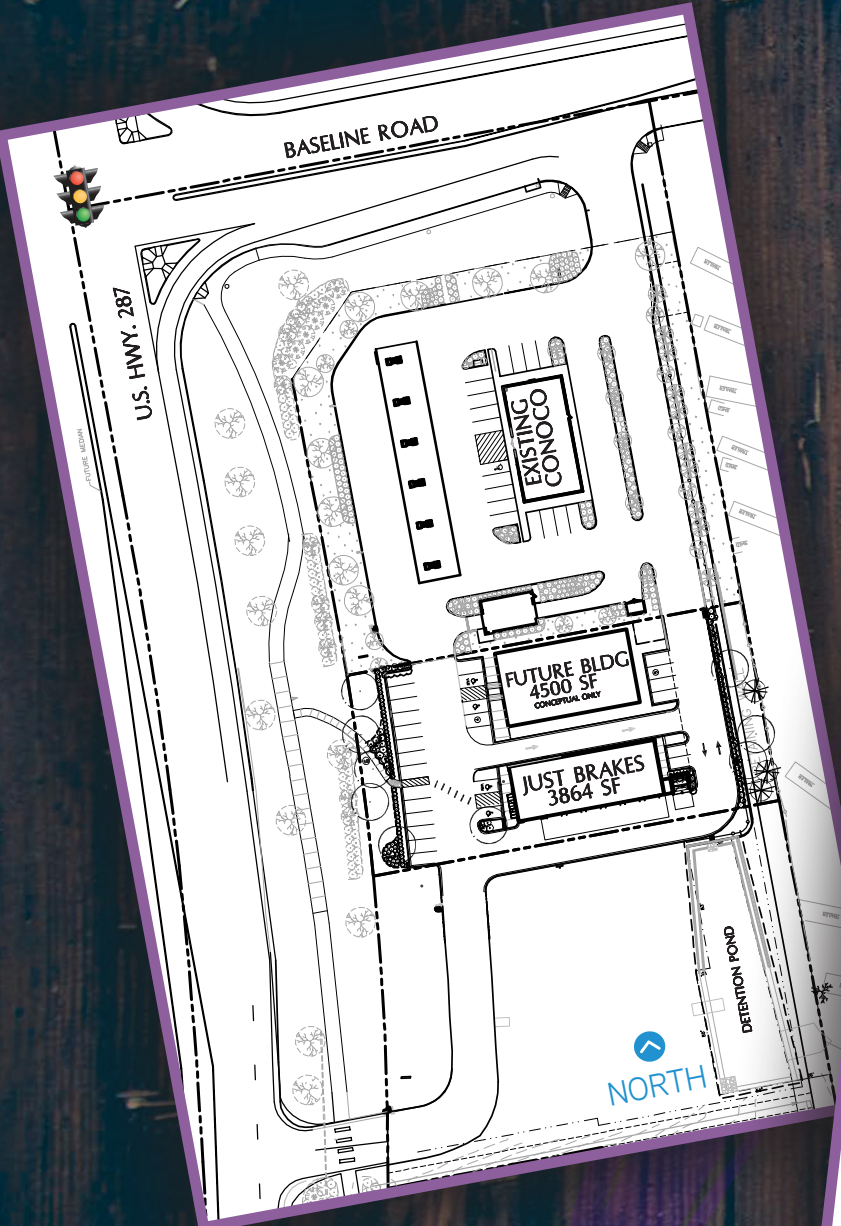
- > Retail land pad across from King Soopers anchored center
- > RI/RO access off both Baseline Rd. & Hwy. 287
- > Pad ready - utilities stubbed to site
- > Adjacent from 120 unit Affinity at Lafayette
- > Drive-thru potential



DEMOGRAPHICS



CONCEPTUAL PLANS



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LAFAYETTE PROMENADE
KOHL'S expect great things **24 FITNESS**
TSC TRACTOR SUPPLY CO.
Tires LES SCHWAB **MURPHY OIL CORPORATION**

Walmart Supercenter

Batteries Plus **STARBUCKS COFFEE**
verizon wireless **MOD**

DISCOUNT TIRE
Arbys Advance! Auto Parts

McDonald's **Walgreens**

KING Scoopers **TCE BANK**

W. BASELINE ROAD

LIQUID MECHANICS
THE DENTAL SHOPPE

K

AFFINITY AT LAFAYETTE
 120 UNITS

LAFAYETTE ELEMENTARY SCHOOL
 664 STUDENTS

PEPBOYS

TRAFFIC COUNTS

- W. Baseline Rd. East of Hwy 287: **17,487 VPD**
- W. Baseline Rd. West of Hwy 287: **12,759 VPD**
- Hwy. 287 North of W. Baseline Rd.: **34,790 VPD**
- Hwy. 287 South of W. Baseline Rd.: **29,199 VPD**

WANEKA MARKETPLACE
SPROUTS FARMERS MARKET **goodwill** **DOLLAR TREE**
STARBUCKS COFFEE **GOODTIMES** **Comfort dental**

W. EMMA STREET

287

ANGEVINE MIDDLE SCHOOL
 711 STUDENTS

CITY CENTER DEVELOPMENT PROJECT
 200 MF UNITS
 16K COMMERCIAL

O'Reilly AUTO PARTS **GREASE MONKEY**
Wendy's **ANYTIME FITNESS**

W. SOUTH BOULDER ROAD

200 NORTH HIGHWAY 287

LAFAYETTE, CO

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