



Countryside Village

179-199 E. South Boulder Road | Lafayette, CO 80026

RETAIL SPACE FOR LEASE



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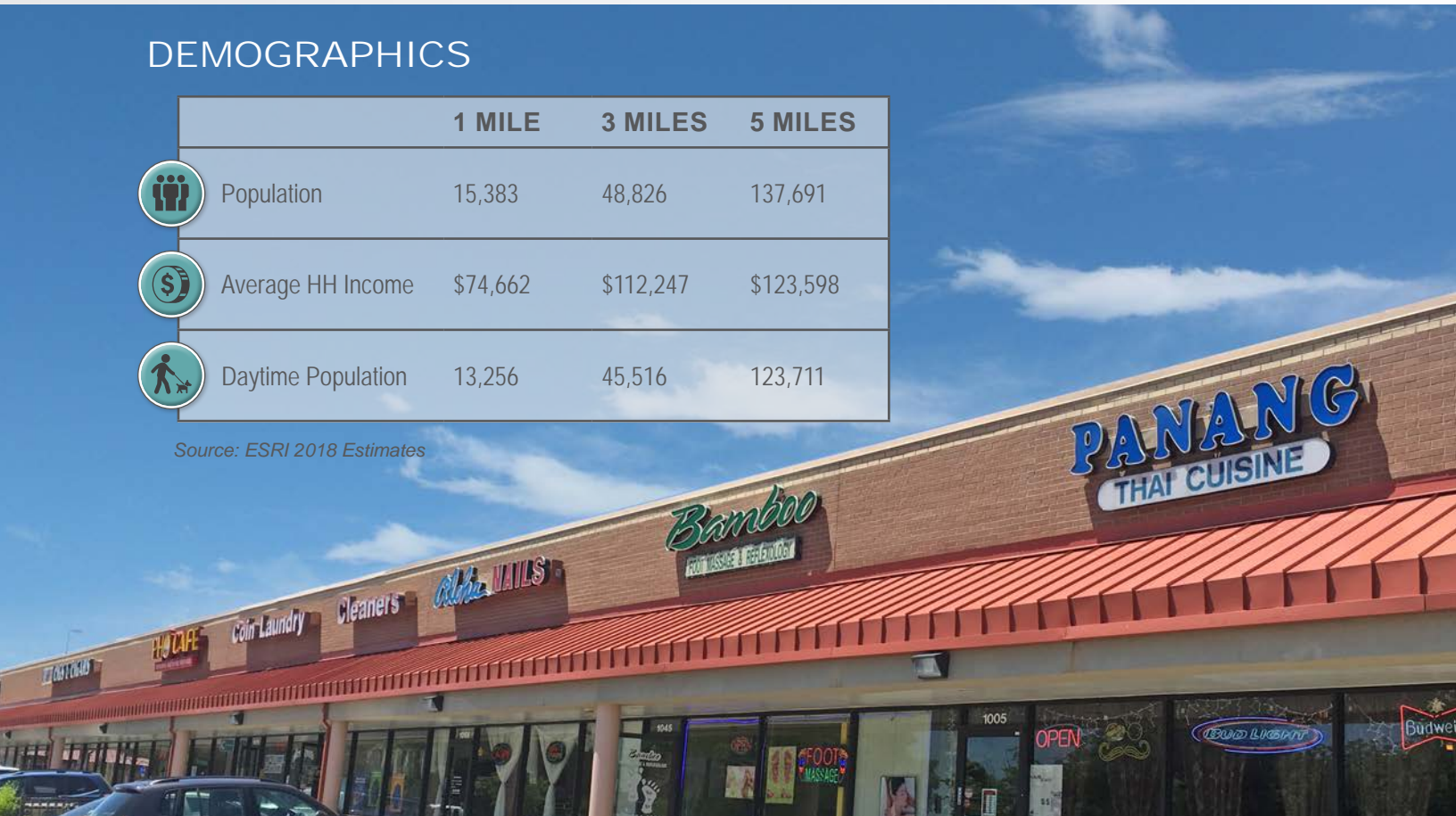
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RETAIL SPACE FOR LEASE

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	15,383	48,826	137,691
Average HH Income	\$74,662	\$112,247	\$123,598
Daytime Population	13,256	45,516	123,711

Source: ESRI 2018 Estimates



PROPERTY INFORMATION

Retail Availability: 1,200 SF
 Lease Rate: Contact Broker
 NNN: \$9.78/SF

HIGHLIGHTS

- Situated close to Lafayette City Hall & the Chamber of Commerce
- Located along the busy South Boulder Road & easy access to Highway 287
- Multiple points of ingress/egress into the shopping center
- Surrounding tenants include: *Goodwill, Sprouts, Good Times Burgers & Frozen Custards, Natural Grocers, Auto Zone* and many other national/regional tenants



TRAFFIC COUNTS

Source: MPSI 2017 Estimates

W. South Boulder Road West of Hwy 287: 17,000 VPD

W. South Boulder Road East of Hwy 287: 18,788 VPD

Hwy 287 North of W. South Boulder Road: 33,000 VPD

Hwy 287 South of W. South Boulder Road: 30,000 VPD

SITE PLAN



TENANTS

1 & 2	Asian King Buffet	7 & 8	Pho Café
3	1,200 SF AVAILABLE	9	Laundromat
4	Japanese Restaurant	11	Aloha Nail Salon
5	Metro PCS	12	Bamboo Foot Massage
6A	Liquor Store	13	Panang Thai Restaurant
6B	Smoker Friendly		