



Countryside Village

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

RETAIL SPACE FOR LEASE



» JASON F. KINSEY
jason.kinsey@colliers.com

» BRADY KINSEY
brady.kinsey@colliers.com

4643 South Ulster Street | Suite 1000 » Denver, CO 80237 | colliers.com/denver

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» JASON F. KINSEY
303 283 4569
jason.kinsey@colliers.com

» BRADY KINSEY
720 833 4618
brady.kinsey@colliers.com



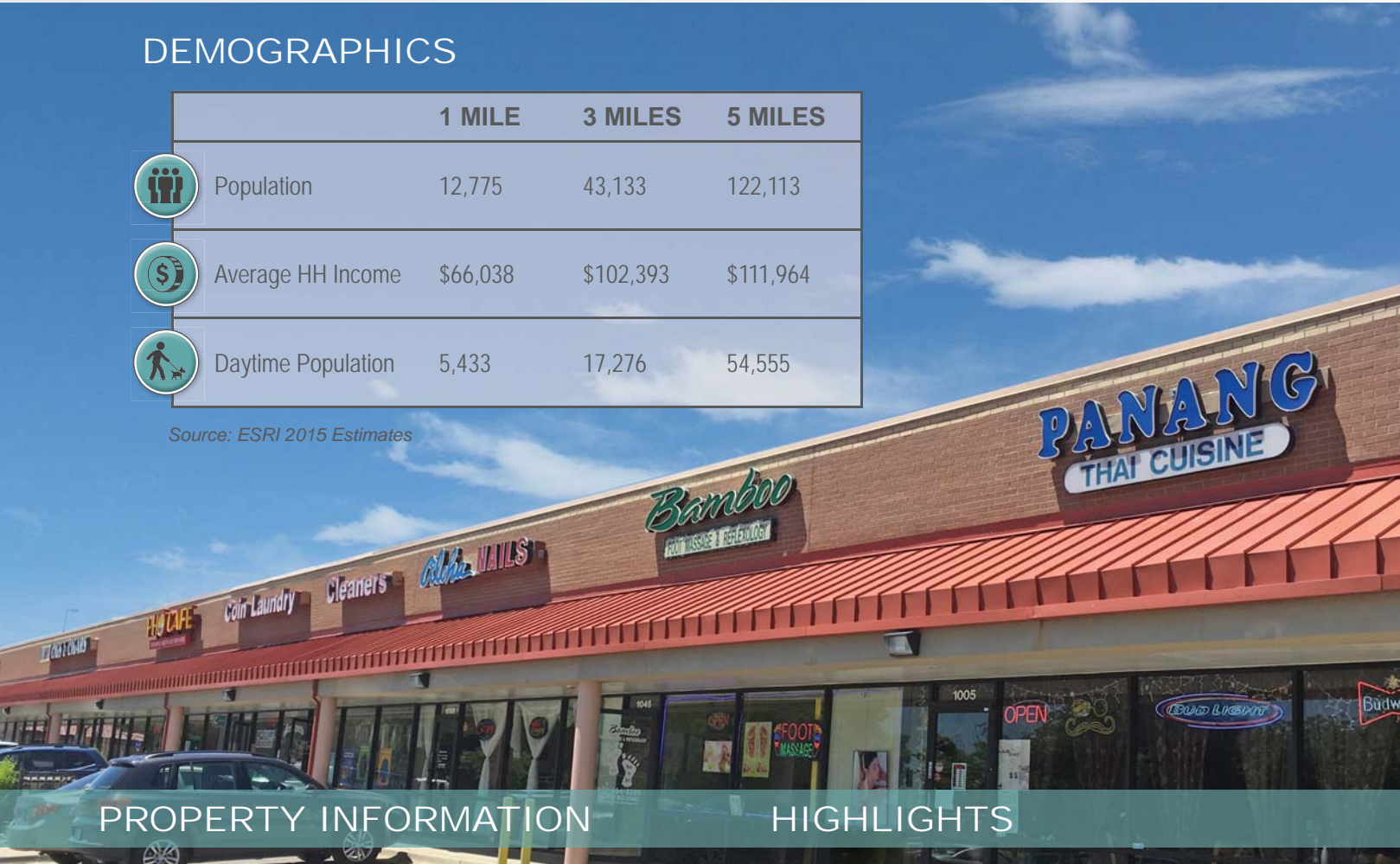
RETAIL SPACE

FOR LEASE

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	12,775	43,133	122,113
Average HH Income	\$66,038	\$102,393	\$111,964
Daytime Population	5,433	17,276	54,555

Source: ESRI 2015 Estimates



PROPERTY INFORMATION

Retail Availability: 2,030 SF
 Lease Rate: Contact Broker
 NNN: \$5.30/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 2014 Estimates

W. South Boulder Road West of Hwy 287:	16,284 VPD
E. South Boulder Road East of Hwy 287:	16,976 VPD

Hwy 287 North of W. South Boulder Road:	32,253 VPD
Hwy 287 South of W. South Boulder Road:	20,149 VPD

SITE PLAN



TENANTS

1 & 2	Asian King Buffet	7 & 8	Pho Café
3	Cost Cutters	9	Laundromat
4	Japanese Restaurant	11	Aloha Nail Salon
5	AVAILABLE - 2,030 SF	12	Bamboo Foot Massage
6A	Liquor Store	13	Panang Thai Restaurant
6B	Smoker Friendly		