

# RETAIL SPACE & RESTAURANT/BAR AVAILABLE

SEC SOUTH BOULDER ROAD & HIGHWAY 287 | LAFAYETTE, COLORADO



## Information

- 7,678 SF existing restaurant space available. FF&E includes walk-in cooler and freezer, dish-wash station, pre-tables, commercial grade/size smoker, reach-in coolers, expediting line, grill, fryers, griddle, full fire-suppression hood system, and bathrooms
- Great signage and direct visibility to Highway 287 & South Boulder Rd
- High traffic intersection in a rapidly growing trade area
- Trade area retailers include Sprouts Market, King Soopers, Natural Grocers, Goodwill, Dollar Tree, Super Walmart, Jax Outdoor World and many others

## Demographics

(2017 Allocate Data)

	1 mile	3 mile	5 mile
Population	14,287	49,685	129,819
Avg. HH Inc.	\$72,889	\$102,435	\$115,760
Employees	5,837	20,574	58,620
Businesses	670	2,523	5,530

## Traffic Counts

(CDOT 2016, \*DRCOG 2015)

On Hwy 287 north of S Boulder Rd	36,000 cars/day
On Hwy 287 south of S Boulder Rd	33,000 cars/day
On S Boulder Rd east of Hwy 287	*17,884 cars/day

5570 DTC Parkway, Suite 100 | Greenwood Village, CO 80111 | 303.534.0900 Fax: 303.831.1333 | [www.sullivanhayes.com](http://www.sullivanhayes.com)

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B R O K E R A G E

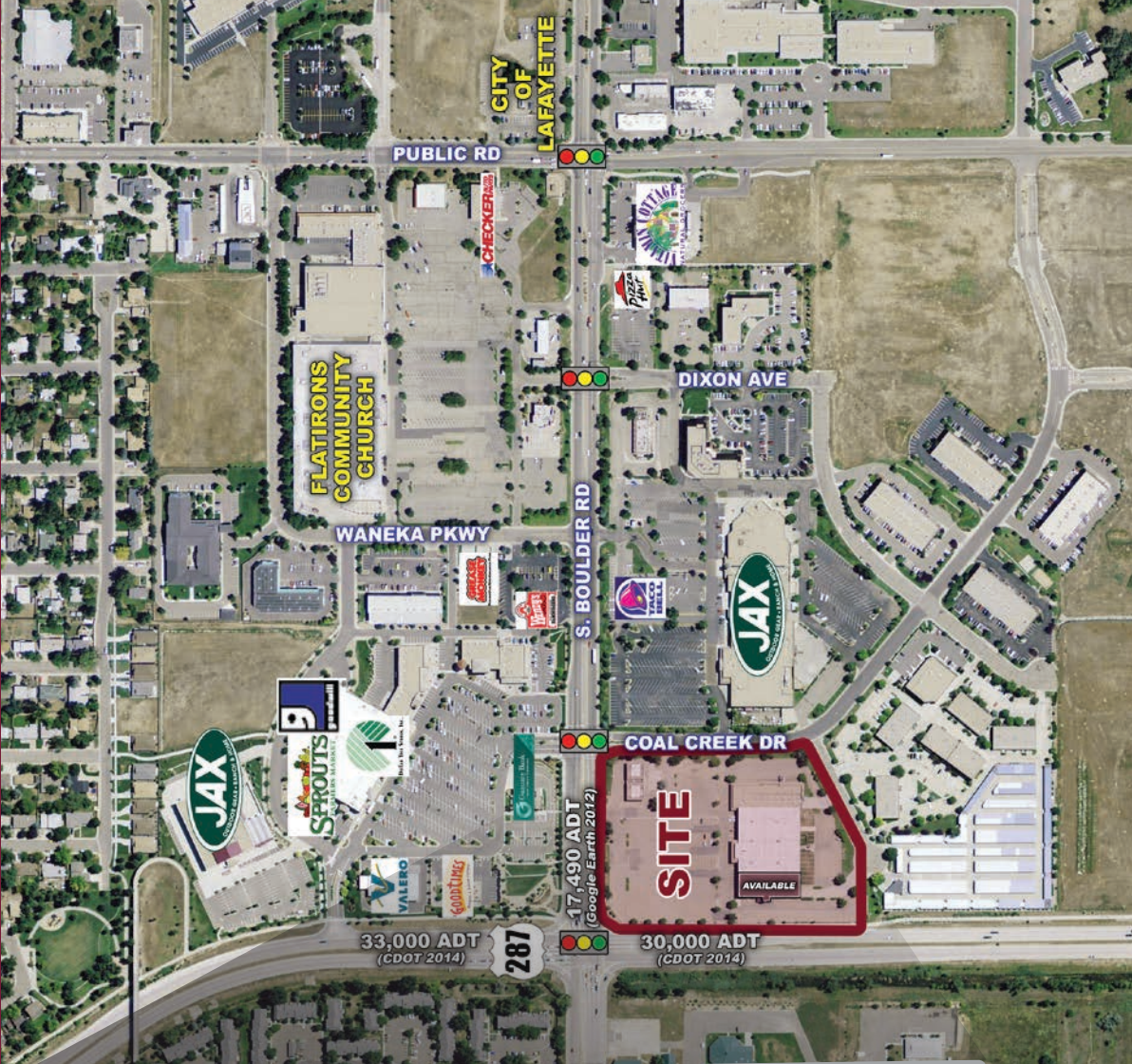
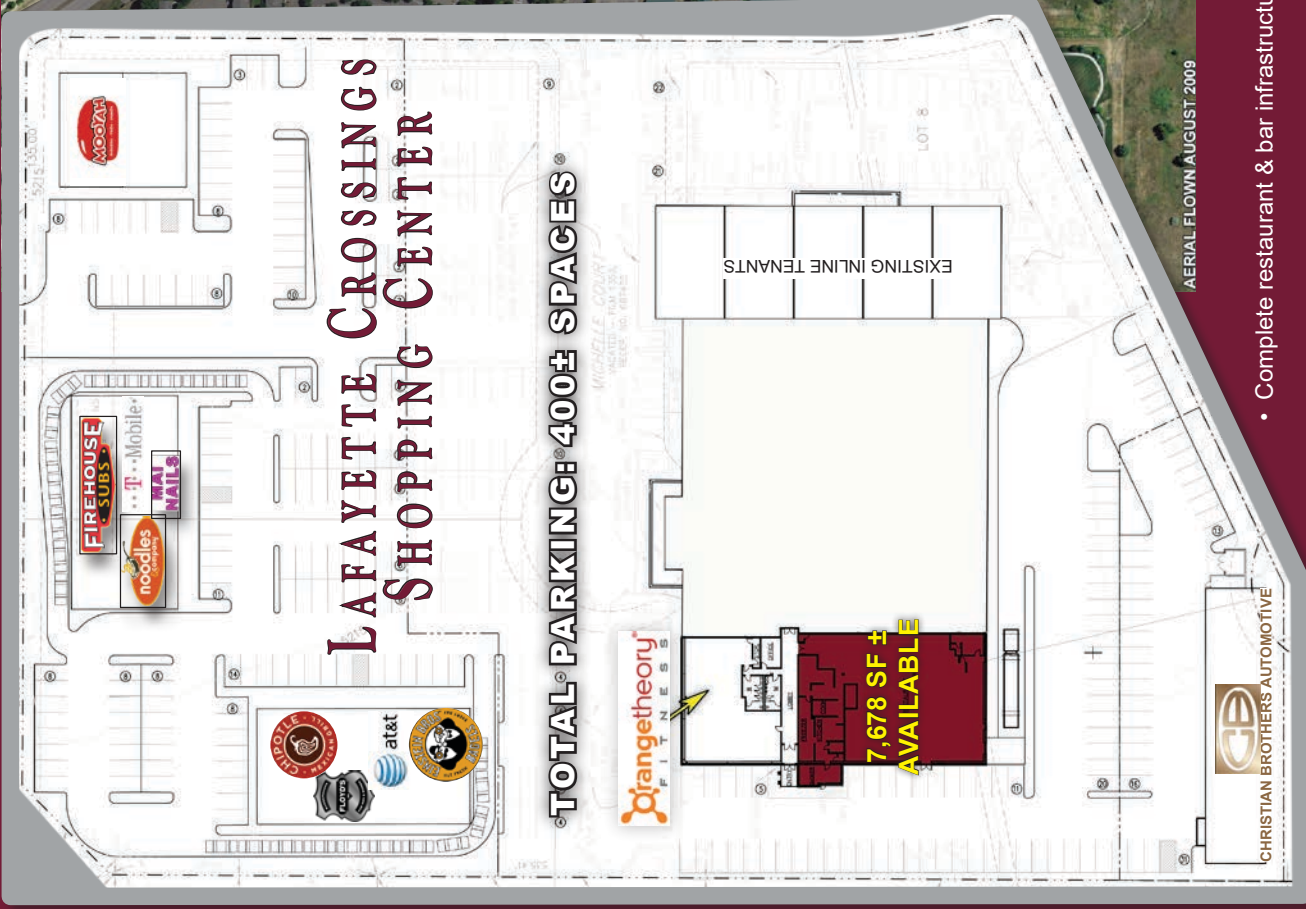
we are  
**RETAIL**

A MEMBER OF  
**CHAIN.LINKS**  
RETAIL ADVISORS

AGENCY  
DISCLOSURE

**Grant Maves**  
[gmaves@sullivanhayes.com](mailto:gmaves@sullivanhayes.com)





- Complete restaurant & bar infrastructure including smoker
- Good visibility to Highway 287 with 30,000 cars/day
- Great for Nightclub, Brew Pub Event Venue or Restaurant
- Complete nightclub infrastructure including DJ booth, stage, dance floor and lighting