

AVAILABLE FOR SALE | BUILD-TO-SUIT | GROUND LEASE

569 HIGHWAY 287

LAFAYETTE, COLORADO 80026



DePAUL

Real Estate Advisors

4500 Cherry Creek Drive South, Suite 860

Denver, Colorado 80246

Phone: (303) 333-9799

EXCLUSIVELY PRESENTED BY:

JAROD PATE

Broker

(720)881-2727

Jarod@DePaulREA.com

STRONG FUNDAMENTALS

- ✓ The City of Lafayette's location, accessibility, and high quality of life combine to make the City a desirable location for residential, commercial, and light-industrial development.
- ✓ Located along Highway 287 with over 35,000 vehicles per day and access from a signalized intersection.
- ✓ Located near Walmart Supercenter, King Soopers, Walgreens and other retailers.
- ✓ Average household income is approximately \$122,430 within a five mile radius.

PROPERTY OVERVIEW

PROPERTY ADDRESS	569 Highway 287 Lafayette, Colorado 80026
PROPERTY TYPE	Development Site
LAND AREA	65,457 SF (1.5 AC)
ZONING	C-1 (City of Lafayette) Please click here for more information.
FOR SALE, BUILD-TO-SUIT, OR GROUND LEASE	<i>Please contact Jarod Pate.</i>

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2017 EST. POPULATION	10,139	46,847	99,706
AVERAGE HH INCOME	\$106,799	\$109,477	\$122,430
DAYTIME EMPLOYEES	3,252	21,098	37,553
BUSINESSES	498	2,730	4,514

TRAFFIC COUNT

	VPD
HIGHWAY 287 NORTH OF DIAMOND CIRCLE	31,994 VPD
HIGHWAY 287 NORTH OF BASELINE ROAD	35,692 VPD
BASELINE ROAD WEST OF HIGHWAY 287	16,108 VPD
BASELINE ROAD EAST OF HIGHWAY 287	16,981 VPD

DEPAUL

Real Estate Advisors

4500 Cherry Creek Drive South, Suite 860
Denver, Colorado 80246
Phone: (303) 333-9799

EXCLUSIVELY PRESENTED BY:

JAROD PATE

Broker

(303) 333-9799

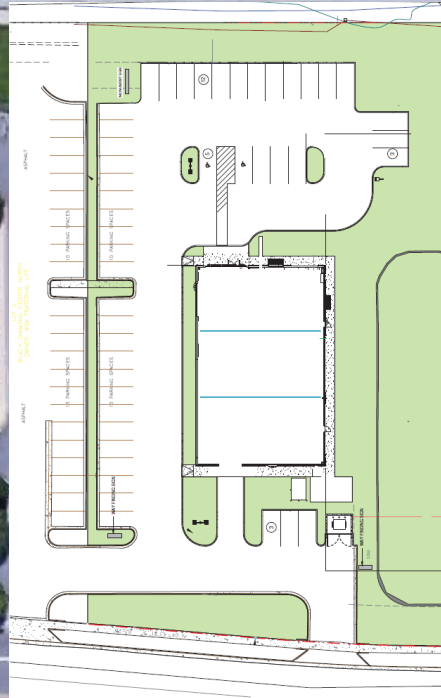
Jarod@DePaulREA.com

HIGHWAY 287 | 35,692 VPD



Diamond Cir

287



PROPOSED RETAIL BUILDING

UP TO 6,600 SQUARE FEET

DIVISIBLE TO 1,500 SF+/-

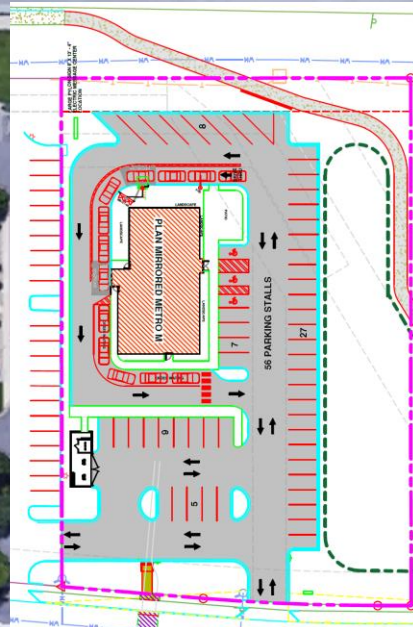
6.5:1000 PARKING RATIO

MONUMENT SIGN

CONCEPT PLAN SUBJECT TO CHANGE

JAROD PATE, Broker
DePaul Real Estate Advisors
(303) 333-9799
Jarod@DePaulREA.com

HIGHWAY 287 | 35,692 VPD



**PROPOSED DRIVE-THRU
BUILDING**

AMPLE PARKING AND STACKING

MONUMENT SIGN

CONCEPT PLAN SUBJECT TO
CHANGE

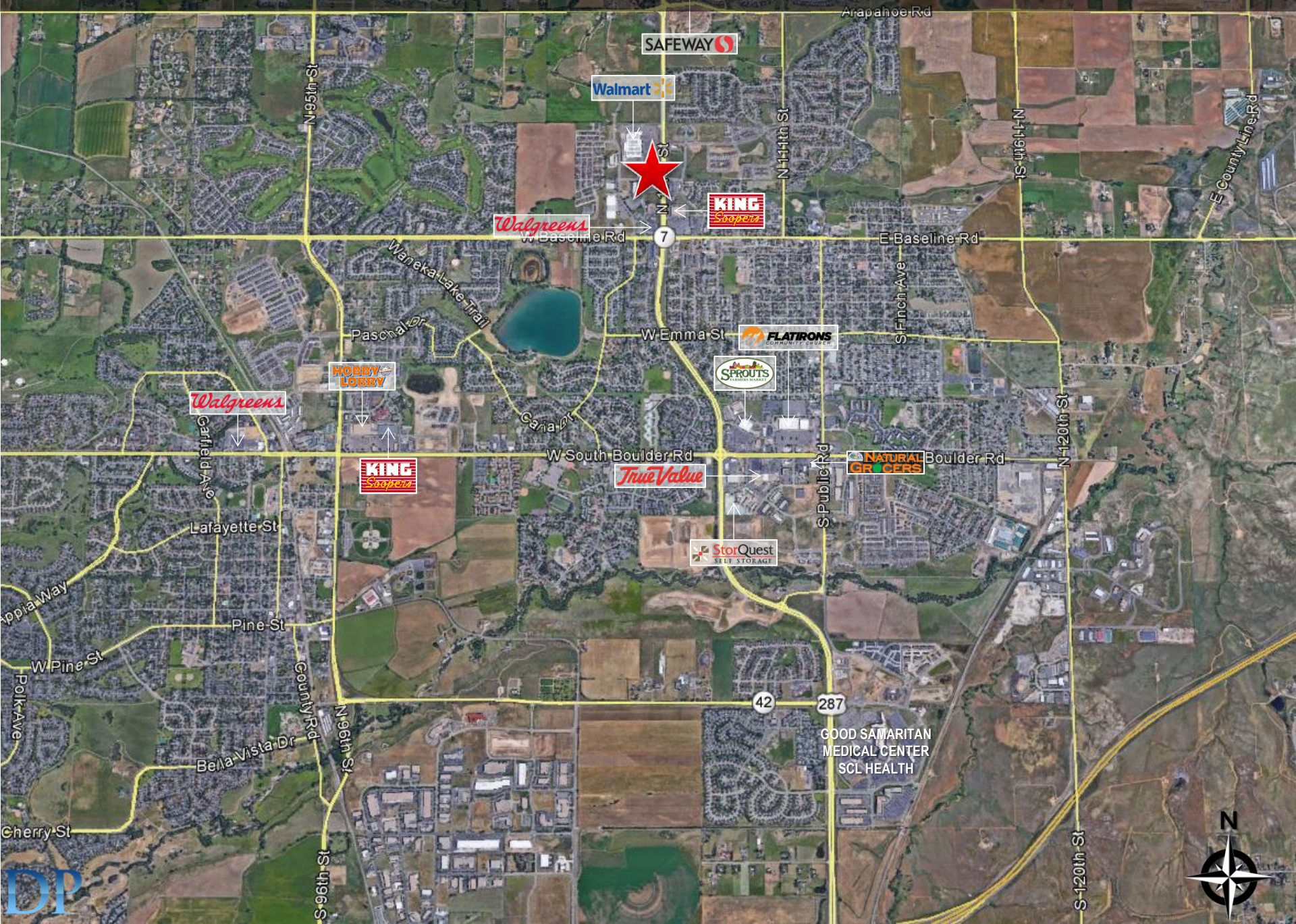
JAROD PATE

Broker

(303) 333-9799

Jarod@DePaulREA.com

LAFAYETTE, COLORADO



DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY, TENANT AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO TENANT

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, landlord includes sublandlord and tenant includes subtenant.

Landlord's Agent: A landlord's agent works solely on behalf of the landlord to promote the interests of the landlord with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord. The landlord's agent must disclose to potential tenants all adverse material facts actually known by the landlord's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the landlord.

Tenant's Agent: A tenant's agent works solely on behalf of the tenant to promote the interests of the tenant with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant. The tenant's agent must disclose to potential landlords all adverse material facts actually known by the tenant's agent, including the tenant's financial ability to perform the terms of the transaction and, if a residential property, whether the tenant intends to occupy the property. A separate written tenant agency agreement is required which sets forth the duties and obligations of the broker and the tenant.

Transaction-Broker: A transaction-broker assists the tenant or landlord or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a tenant's financial ability to perform the terms of a transaction and, if a residential property, whether the tenant intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND TENANT

Broker and Tenant referenced below have NOT entered into a tenant agency agreement. The working relationship specified below is for a specific property described as:

569 Highway 287, Lafayette, CO 80026 or real
estate which substantially meets the following requirements:

_____.
Tenant understands that Tenant shall not be liable for Broker's acts or omissions that have not been approved, directed, or ratified by Tenant.

CHECK ONE BOX ONLY:

☒ **Multiple-Person Firm.** Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

☐ **One-Person Firm.** If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

☒ **Customer.** Broker is the landlord's agent and Tenant is a customer. Broker is not the agent of Tenant.

Broker, as landlord's agent, intends to perform the following list of tasks:

☒ Show a property ☒ Prepare and Convey written offers, counteroffers and agreements to amend or extend the lease.

☐ **Customer for Broker's Listings – Transaction-Brokerage for Other Properties.** When Broker is the landlord's agent, Tenant is a customer. When Broker is not the landlord's agent, Broker is a transaction-broker assisting in the transaction. Broker is not the agent of Tenant.

☐ **Transaction-Brokerage Only.** Broker is a transaction-broker assisting in the transaction. Broker is not the agent of Tenant.

If Broker is acting as a transaction-broker, Tenant consents to Broker's disclosure of Tenant's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Tenant, or use such information to the detriment of Tenant.

THIS IS NOT A CONTRACT.

If this is a residential transaction, the following provision shall apply:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Tenant, Tenant understands that Tenant must contact local law enforcement officials regarding obtaining such information.

TENANT ACKNOWLEDGMENT:

Tenant acknowledges receipt of this document on _____.

Tenant


Tenant

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Tenant)

with this document via _____ and retained a copy for Broker's records.

Brokerage Firm's Name: DePaul Real Estate Advisors


BROKER

Broker