

AVAILABLE NOW

3.65 ACRES



OLD LARAMIE TRAIL, LAFAYETTE, CO

FOR SALE OR BUILD-TO-SUIT
IDEAL SITE FOR OFFICE/MEDICAL OFFICE/MINI-STORAGE



Four platted commercial parcels strategically located in the fast growing medical/commercial corridor in Lafayette. Easy access and desirable setting next to Coal Creek in the Lafayette Tech Center. Parcels are for sale or build-to-suit.

PROPERTY HIGHLIGHTS

Utilities are in place to the site

Water dedication made

Zoning: Regional Business/Industrial

Ideal location for medical, technology, services uses, or mini-storage

Near Good Samaritan Hospital, new Clinica facility, and numerous other medical providers

Parcels can be purchased separately or in any combination

OPPORTUNITY FOR BUILD-TO-SUIT

AREA OVERVIEW

Old Town Lafayette

1 mile north of the property is Old Town Lafayette with shops, restaurants and more

Trails and Parks

Adjacent to the 14-mile Coal Creek Trail, 2 miles north is Waneka Lake Park

Nearby Stores

Sprouts, JAX Lafayette Outdoor Gear, Natural Grocers, Good Times, Starbucks, Goodwill, Wendy's, Chipotle, Taco Bell, Noodles and Company, Front Range Brewing, The Unseen Bean Roastery

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MEDICAL

- Clinica Family Health
- Lafayette Medical Center (under construction)
- BCH Rehabilitation Hospital (proposed)
- The Peaks at Old Laramie Trail Assisted Living
- Dayspring Imagine!
- Mental Health Partners
- Colorado Cyberknife
- Choices in Health
- Coal Creek Holding Co
- Back to Action Physical Therapy
- Iannotti Lifestyle Clinic
- Face & Body by Iannotti
- SurgOne
- Out & About

DINING & GROCERY

- Chipotle
- Einstein Bros Bagels
- Noodles & Company
- Taco Bell
- Natural Grocers
- Sprouts
- Starbucks
- Subway
- Front Range Brewing Company
- The Unseen Bean Roastery
- Quiznos
- Wendy's
- Pizza Hut
- Menchie's

OFFICE

- Noosa Yogurt
- Legacy Capital Partners
- Adult Care Management
- Convera Corp
- Interim Healthcare of Greater Denver
- Cignex Technologies
- Gr8alchemy
- Brand Active
- Boulder Nonlinear Systems
- Eaton Electrical
- California Eastern Labs
- Fieldview Solutions

PROPERTY DETAILS

SIZE:	3.65 acres
	Lot 12 1.20 acres
	Lot 13 0.95 acres
	Lot 14 1.00 acre
	Lot 15 0.51 acres
CITY:	Lafayette
ZONING:	M1-C1
USE:	Commercial, Office, Medical Office
PRICE:	\$10.25 per square feet
UTILITIES:	All utilities to site
TAXES:	Lot 12 \$6,159.34
	Lot 13 \$5,224.68
	Lot 14 \$5,224.68
	Lot 15 \$2,972.24



2018 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
AVERAGE HOUSEHOLD INCOME	\$78,497	\$99,653	\$113,860
MEDIAN HOME VALUE	\$181,808	\$312,598	\$323,680
FORECASTED 5 YEAR POPULATION GROWTH	4.44%	4.29%	4.85%

Good Samaritan Medical Center

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