



## **BLACK DIAMOND PLAZA**

### **489 N. HIGHWAY 287 | LAFAYETTE, COLORADO**

**SPACE AVAILABLE:**  
400 SF

**LEASE RATE:**  
\$14.00/SF NNN

**Traffic Counts:**  
N. Highway 287: 31,000 vehicles per day

### **RETAIL FOR LEASE**

#### **PROPERTY HIGHLIGHTS:**

- Available immediately
- Adjacent to Walmart Super Center
- Fully built-out coffee shop space available, end-cap with patio
- Unique tenant mix
- Great signage, access and parking
- Aggressive tenant opportunities

**For information, please contact:**

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<b>Demographics:</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Population:	9,692	41,295	85,591
Households:	3,817	16,095	33,888
Average Household Income:	\$90,368	\$97,919	\$110,669



**RETAIL FOR LEASE**

489 N HIGHWAY 287, LAFAYETTE, CO

**Details**

**Space Available:** 400 SF

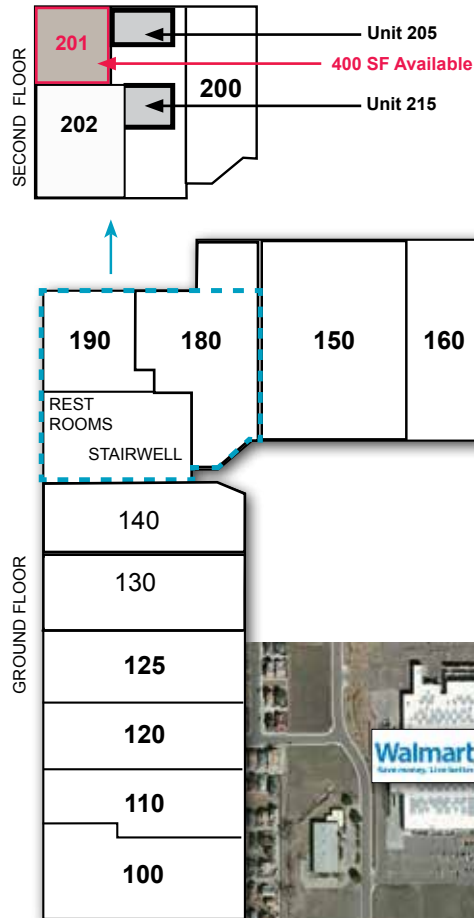
**Lease Rate:** \$14.00/SF NNN

**Parking:** 4.4:1,000 SF (84 spaces)

**Building Size:** 19,036 SF

**YOC:** 2003

**NNN Expenses:** \$9.69/SF (2018 est.)



**SECOND FLOOR**

Unit	Tenant	Size
200	Linda Newsome DDS	2,228 SF
<b>201</b>	<b>AVAILABLE</b>	<b>400 SF</b>
202	LoriDuncanPT, LLC	1,318 SF
205	Speech Pathology	200 SF
215	Speech Pathology	100 SF

**GROUND FLOOR**

Unit	Tenant	Size
100	Sushi Aji	1,200 SF
110	Big Daddy Bagels	1,938 SF
120	Salon Picasso	1,061 SF
125	The Frame Shop	1,061 SF
130	Arbor Anglers	1,073 SF
140	White Lotus North, Inc.	1,381 SF
150	Black Diamond Liquors	2,202 SF
160	Proto's Pizza	1,516 SF
180	The Vapor Shop	1,483 SF
190	Baseline Chiropractic	1,246 SF



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