

MAJOR PRICE REDUCTION!



PROPERTY HIGHLIGHTS

Up to 2.74 acres of prime development land for sale near the intersection of Highway 287 and Baseline Road in Lafayette. Excellent access/visibility and strong traffic counts. Adjacent to Affinity's new 120-unit senior housing development and across the street from King Soopers and other in-line retailers. Permitted uses include: Retail, Office, Restaurant, Micro Brewery, Hotel/Motel, and Personal Services. Potential for Mixed-use buildings as well (Mix of Multi-Family & Retail).

830 W Baseline Rd:	0.98 Acres \$616,425 (\$14.50/SF) \$425,120 (\$10.00/SF)
890 W Baseline Rd:	1.76 Acres \$1,110,540 (\$14.50/SF) \$765,890 (\$10.00/SF)
	Can be purchased individually or combined for a total of 2.74 acres (\$1,726,965) (\$1,190,010).
Zoning:	B1 (Community Service Business)

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LAND FOR SALE
 830 & 890 W. BASELINE ROAD
 LAFAYETTE, CO 80026



PROPERTY INFORMATION



Demographics
 (CoStar 2015)

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	11,999	44,934	99,498
Avg. HH Income	\$85,002	\$100,295	\$112,253
Employees	4,070	18,924	37,482

Traffic Counts
 (CoStar 2015)

On Highway 287 at Baseline Rd.	28,000 vehicles/day
On Highway 287 at Lucerne Dr.	32,000 vehicles/day
On Baseline Rd. at Highway 287	16,000 vehicles/day
On Baseline Rd. at N. 119th St.	20,000 vehicles/day



Potential city-supported mixed-use development