

Conveniently Located Commercial Lots in the Heart of Lafayette



Sites Available on Baseline Road near Highway 287 Lafayette, CO

Available: 2.09± acres (divisible)

Total Price: \$1,193,539
(\$13.11 psf for the entire site)

Property is also available for ground lease, build-to-suit or joint venture for qualified parties.

Permitted Uses: Medical, Retail, Restaurant*, Day Care*, Office, Salon, Vehicle Sales & Service, Dry Cleaners, Veterinarian Clinic & more.

*By special use review.

Traffic Counts: Baseline Road: 18,000 vpd (CDOT 2009)

Highway 287: 30,000 vpd (CDOT 2009)

Demographics:

	<u>1-Mile</u>	<u>3-Miles</u>	<u>5-Miles</u>
2010 Est. Pop.	10,889	41,504	87,520
2015 Projected Pop.	11,563	44,086	98,756
Avg. Family Income	\$101,897	\$96,056	\$103,012
Median Age	36.8	36.8	37.7
B.S. Degree or Higher	51.8%	53.5%	53.7%
Daytime Employment	2,180	15,693	33,313



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Executive Summary

Market Data:

Boulder County Trade Area:

Boulder County's trade area consists of approximately 290,000 people and is known nationally for its high quality life. Home to the University of Colorado, the region's population is largely young and well-educated, with a diverse workforce. Many high-tech employers are located in the area.

Major Employers:

Major employers in Boulder/Broomfield Counties include: IBM Corp. (2,800), Level 3 (2,000), Ball Corp. (1,969), Oracle Corp. (1,900), Covidien (1,790), Walmart Superstores (1,400), Seagate (1,104), Amgen Inc. (857), Whole Foods (847), Hunter Douglas Window Fashions (827), Intrado, Inc. (786), Target Corp. (727), InfoPrint Solutions Co. (700), Sandoz, Inc. (650), Lockheed Martin Corp. (636)
Source: The Daily Camera (7/31/2011).

Higher Education:

Boulder is home to the University of Colorado with more than 30,000 students and 7,000 employees. The University of Colorado is a significant employer and contributes greatly to the vibrancy of the local economy by providing jobs, an educated workforce, and technology transfer to the private sector.

Location Information:

Demographics:

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Source: Demographics from Site To Do Business (08/17/2011).

Location:

This site is located on or near major community trade routes, just west of the busy intersection of West Baseline Road and Highway 287. The site has convenient access to I-25 and Boulder, via Baseline Road (Highway 7). Perhaps most importantly, the property is located near a large number of high-income residences, and is one block from both Wal-Mart and King Soopers (Kroger) anchored retail centers. This highly visible and easily accessible site is ideal for a number of uses.





**Local Distance/
Drive times:**

<u>Retail</u>	<u>Driving Distance</u>	<u>Est. Drive Time</u>
Wal-Mart Supercenter	0.2 miles	1 minute
King Soopers:	0.2 miles	1 minute
<u>Employers</u>		
Rocky Mountain Instruments	1.6 miles	3 minutes
Universal Forest Products	1.8 miles	3 minutes
Exempla Good Samaritan Hospital	2.4 miles	3 minutes
ConocoPhillips	6.0 miles	11 minutes
Level 3 Communications	8.0 miles	13 minutes
IBM Corporation	11.1 miles	15 minutes
<u>Education</u>		
Centaurus High School	2.1 miles	3 minutes
The University of Colorado	9.8 miles	18 minutes

Traffic Counts:

Baseline Road	18,000 vehicles per day
Highway 287	30,000 vehicles per day

Site Information:

Land Availability:

Size:	2.09± acres (divisible subject to land planning)
Price:	\$1,193,539 (\$13.11 psf for the 2.09± ac. site)

Property is also available for ground lease, build-to-suit or joint venture for qualified parties.

Entitlements: The property is zoned Regional Business District (C1) and consists of two legal parcels.

The following are examples of uses permitted in the C1 District:

- Medical or dental office
- Automotive and recreational vehicle service and sales
- Salon
- Dry cleaners
- Retail sales
- Veterinarian hospital/clinic



Entitlements

Cont.:

The following are examples of uses permitted in the C1 District, subject to special use review:

- Day care center
- Drive-through restaurant
- Restaurant

Please note that other uses may be permitted administratively or by special use review. Please see the City of Lafayette land use code for a complete list of these uses and other important zoning standards. At the time of the publication of these materials, the land use code may be found at the following website:

<http://www.cityoflafayette.com/files/table%2026a%20-%20zoning%20use%20chart.pdf>

Infrastructure:

Water: Per the City Engineer's office, an 8" water line runs along the eastern edge of the property in Aspen Ridge Dr.

Sanitary Sewer: Per the City Engineer's office, an 8" sanitary sewer line runs approximately two thirds of the way down the eastern edge of the property, with a terminal manhole near the access drive for the Conoco gas station just east of the site.

Detention:

Per the City Engineer's office, on-site detention will likely be required by the City of Lafayette.

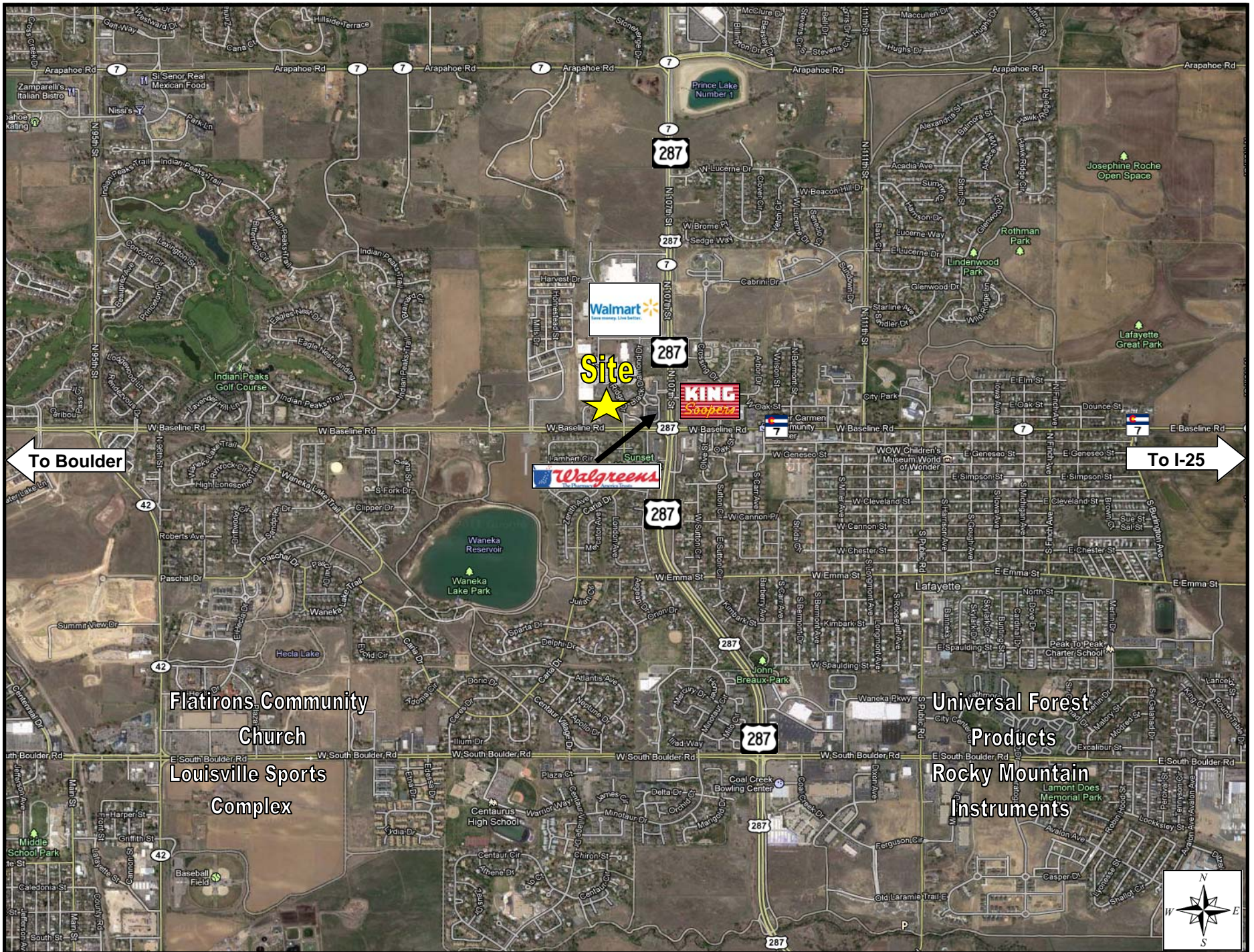
Dry Utility Providers:

Electric: Xcel Energy
Gas: Xcel Energy

Public Services:

Police: Lafayette Police Department
Fire: Lafayette Fire Department
School District: Boulder Valley School District

Aerial Photo



Aerial Photo

