



GROUND LEASED LAND FOR SALE

511 Crossing Dr, Lafayette, CO, 80026

511 Crossing Drive offers a rare land sale opportunity with a land lease in place through 2032. This site is located in the heart of Lafayette, positioned within a growing corridor of commercial and residential development. The in-place lease structure offers a passive investment with minimal landlord responsibilities, as the tenant maintains operational control of the property. Positioned within a high-growth Boulder County submarket, the Property benefits from strong demographics, nearby amenities, and convenient access to major transportation routes. Lafayette's continued economic expansion supports long-term value appreciation.

- Near corner of HWY 287 and W Baseline Rd
- High visibility and traffic
- Land lease in place with established MOB
- Surrounded by amenities including restaurants, coffee shops, retail, etc.

PROPERTY OVERVIEW

AVAILABLE SF	49,662 SF
SITE SIZE	1.11 Acres
SALE PRICE	\$560,000
LAND LEASED	Through 2/1/2032
LEASE TYPE	Absolute NNN
CURRENT 2026 NOI	\$19,394
LAND LEASED TENANT	511 Crossing Drive, medical office building
RENEWAL OPTIONS	Two options to renew
ZONING	C1 - Regional Business

FOR MORE INFORMATION:

Scott Crabtree

MBA LEED®AP
Senior Commercial Broker
303.449.2131 ext 125
crabtree@coloradogroup.com

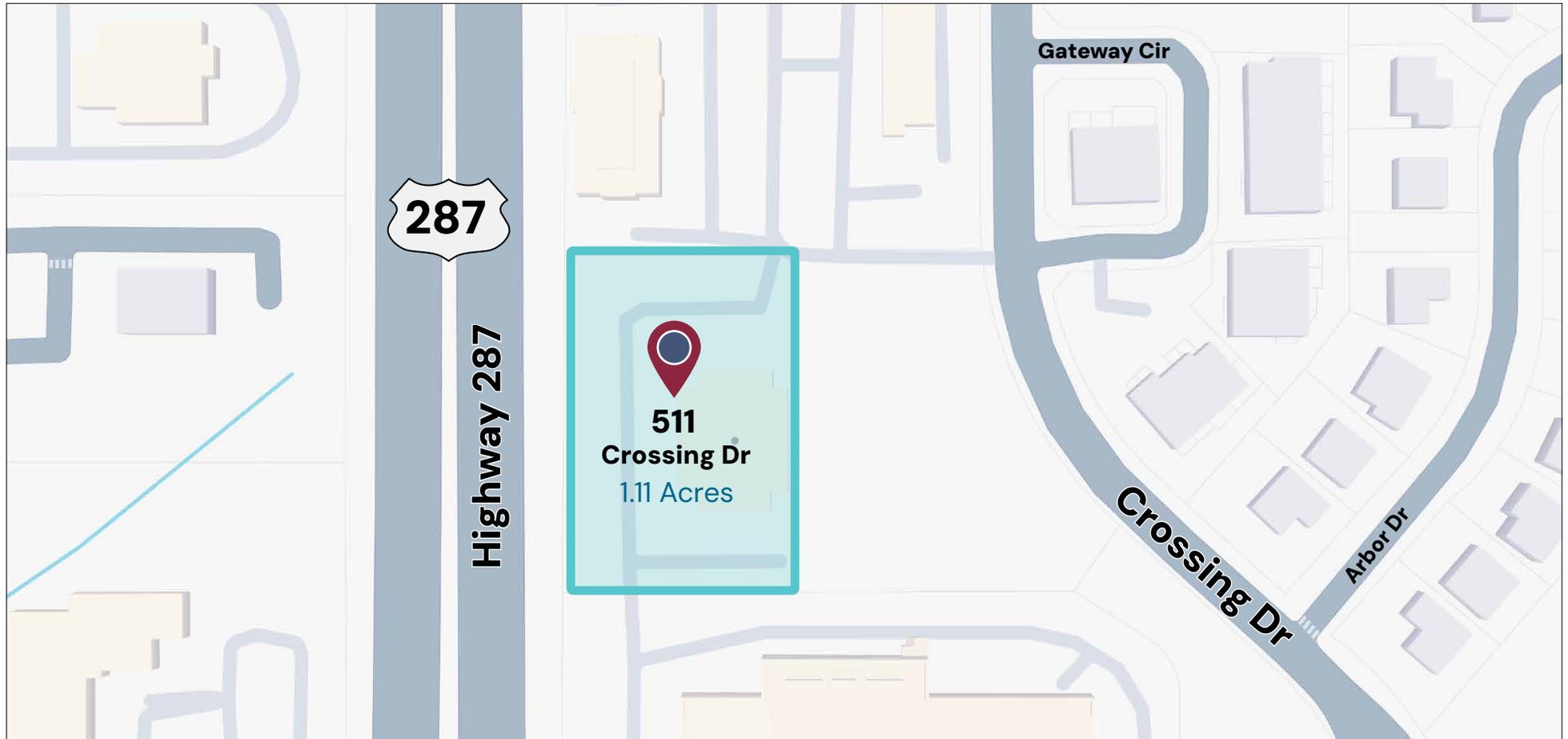
Wade Arnold

Senior Commercial Broker
303.449.2131 ext 135
warnold@coloradogroup.com

Liz Amaro Nyiri

Commercial Broker Associate
303.449.2131 ext 136
liz@coloradogroup.com

SITE AREA



This parcel is currently improved via a land lease supporting an existing building that is home to several established medical tenants, providing built-in activity and long-term relevance within the Lafayette market. The property benefits from excellent access to major transportation routes while remaining close to surrounding residential neighborhoods, employers, and daily amenities. Its strategic location and existing medical presence make it particularly attractive for investors looking to place capital in the local Boulder County real estate market.

DEMOGRAPHICS



POPULATION

2 MILE RADIUS

33,320

5 MILE RADIUS

115,452

10 MILE RADIUS

475,595



EMPLOYEES

2 MILE RADIUS

11,182

5 MILE RADIUS

38,576

10 MILE RADIUS

262,997



AVERAGE HOUSEHOLD INCOME

2 MILE RADIUS

\$134,229

5 MILE RADIUS

\$152,763

10 MILE RADIUS

\$128,440

Lafayette, Colorado is a stable, affluent Boulder County community with a population of approximately 30,000 residents and strong household incomes exceeding \$110,000. The area benefits from a well-educated workforce, a balanced mix of families and working professionals, and proximity to major employment centers in Boulder and the U.S. 36 corridor—supporting consistent demand for commercial real estate.



PROPERTY LOCATION



- 1 Walmart Supercenter
- 2 Chili's Bar & Grill
- 3 Saigon District One
- 4 Salinas Protos
- 5 Sushi Aji
- 6 VASA Fitness
- 7 McDonald's
- 8 Jimano's Pizzeria
- 9 24 Hour Fitness
- 10 Walgreens
- 11 7-Eleven
- 12 Liquid Mechanics Brewing Company

Explore more in the area.