

OFFERED FOR SALE

\$2,675,000 | 5.056% CAP

670 HIGHWAY 287, LAFAYETTE, CO 80026



CONFIDENTIAL OFFERING MEMORANDUM

VERUS
COMMERCIAL REAL ESTATE, INC.

EXECUTIVE SUMMARY



Verus Commercial Real Estate, Inc. has been exclusively engaged to present the Sherwin-Williams property located at 670 Highway 287 in Lafayette, CO.

The property is leased to Sherwin-Williams on a high-quality NN lease structure with defined landlord responsibilities. This is a modern 4,000 SF freestanding building constructed in 2017 and positioned along a major retail corridor within Boulder County.

The asset benefits from strong surrounding demographics, stable tenant performance, and long-term corporate credit strength. Highway 287 serves as a primary north-south arterial connecting Lafayette to Broomfield, Louisville, and Longmont, offering excellent visibility and consistent traffic throughout the day.

NOI:	\$127,600 through 9/1/27
CAP Rate:	5.056%
Price:	\$2,675,000

Asset Snapshot

Tenant Name:	Sherwin-Williams
Address:	670 Highway 287 Lafayette, CO 80026
Building Size (GLA):	4,000 SF
Land Size:	26,280 SF
Year Built:	2017
Rent Type:	NN
Landlord Responsibilities:	Roof & Structure, Parking Lot, HVAC
Remaining Term:	Through 9-1-27

Rental Options to Renew:

- \$140,360 (10/1/27 to 9/1/32)
- \$154,396 (10/1/32 to 9/30/37)
- \$169,835 (10/1/37 to 9/30/42)
- \$186,819 (10/1/42 to 9/30/47)

INVESTMENT HIGHLIGHTS



NN LEASE WITH MULTIPLE RENEWAL OPTIONS

Minimal landlord responsibilities with several built-in rent increases across multiple 5-year renewal periods.

CORPORATE TENANT WITH STRONG CREDIT

Sherwin-Williams is a Fortune 500 company with a proven long-term operating history and more than 4,900 locations nationwide.

MODERN CONSTRUCTION (2017)

Recently built freestanding prototype with updated façade, efficient systems, and reduced near-term capital expenditure risk.

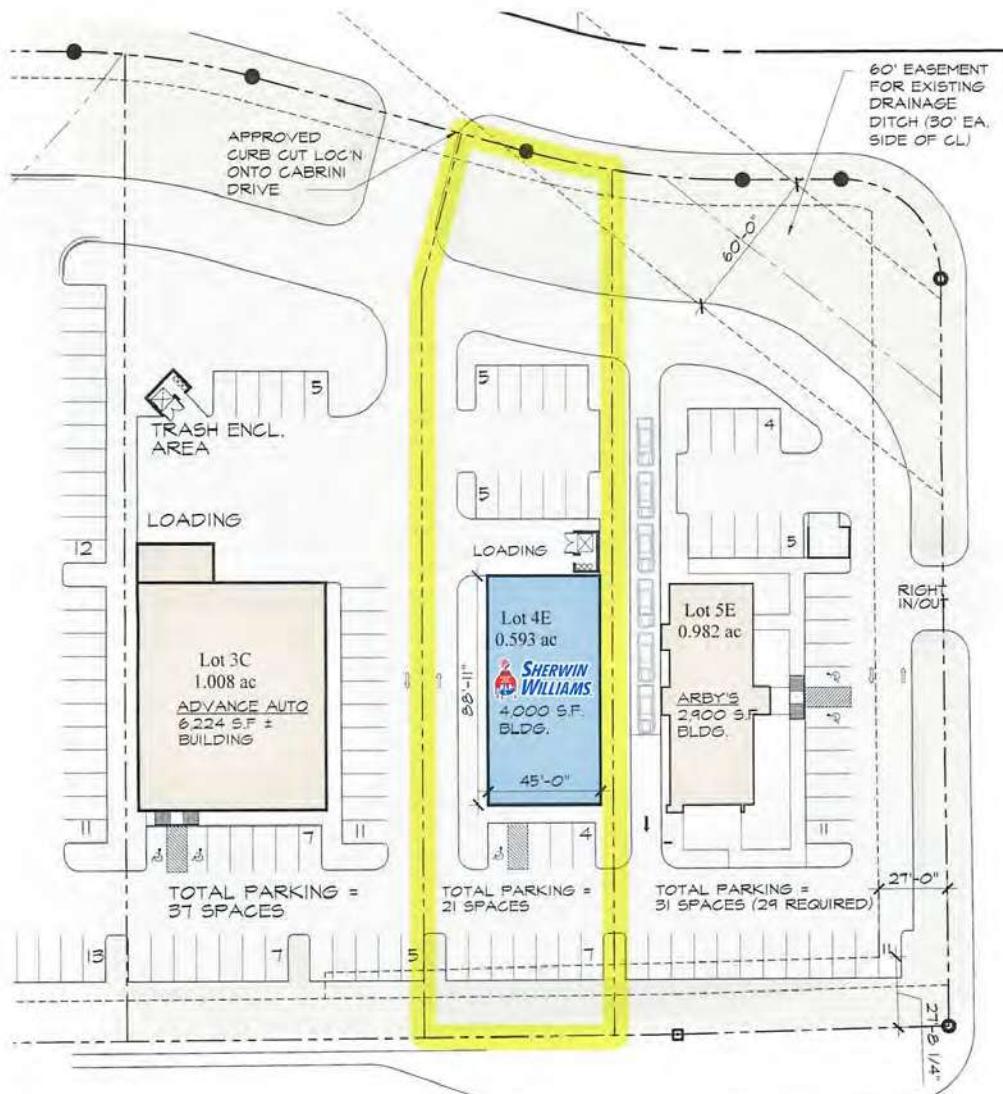
PRIME HIGHWAY 287 RETAIL CORRIDOR

High-visibility location along a major commercial artery surrounded by national retailers and steady daily traffic.

STRONG DAILY-NEEDS RETAIL COTENANCY

Surrounded by established national retailers including Arby's and Advance Auto Parts, with consistent traffic and long-term demand.

SITE PLAN



Site Summary

Frontage:	Highway 287
Parking:	21 Spaces
Traffic:	Strong Daily Volume
Lot Size:	0.593 Acres
Adjacent Tenants:	Arby's Advanced Auto
Access:	Direct from Highway 287
Configuration:	Freestanding retail with defined parking

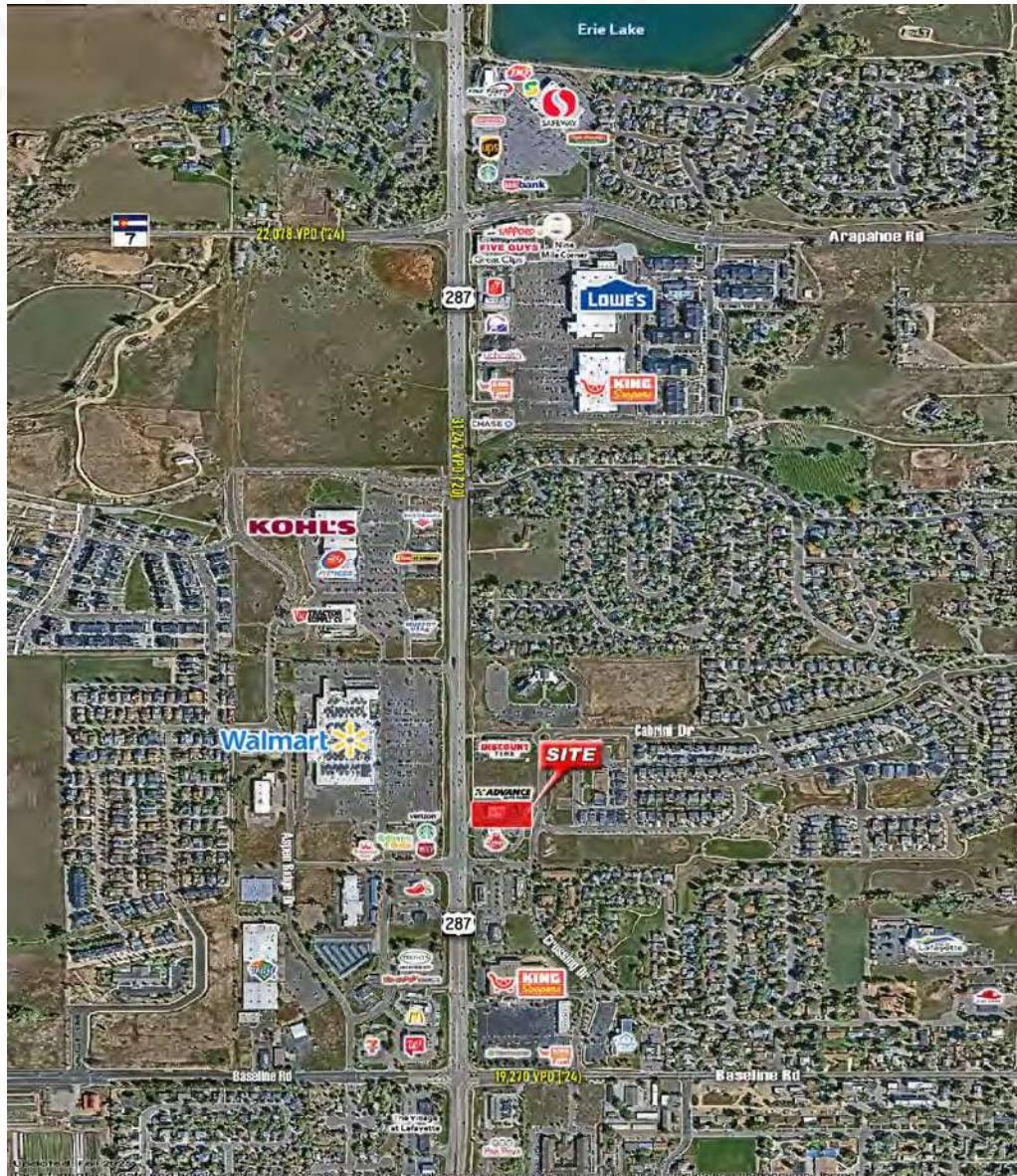
AERIAL



SHERWIN WILLIAMS | LAFAYETTE, CO 80026

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AERIAL RETAIL OVERVIEW



Location Features

Located along the primary Highway 287 retail corridor, this Sherwin-Williams location benefits from strong visibility, consistent daily traffic, and access to established national retailers. The surrounding Lafayette and Boulder County trade area offers strong demographics, consistent consumer demand, and long-term growth drivers.



STRONG RETAIL COTENANCY

Surrounded by national brands supporting consistent daily traffic.



HIGHWAY 287 VISIBILITY

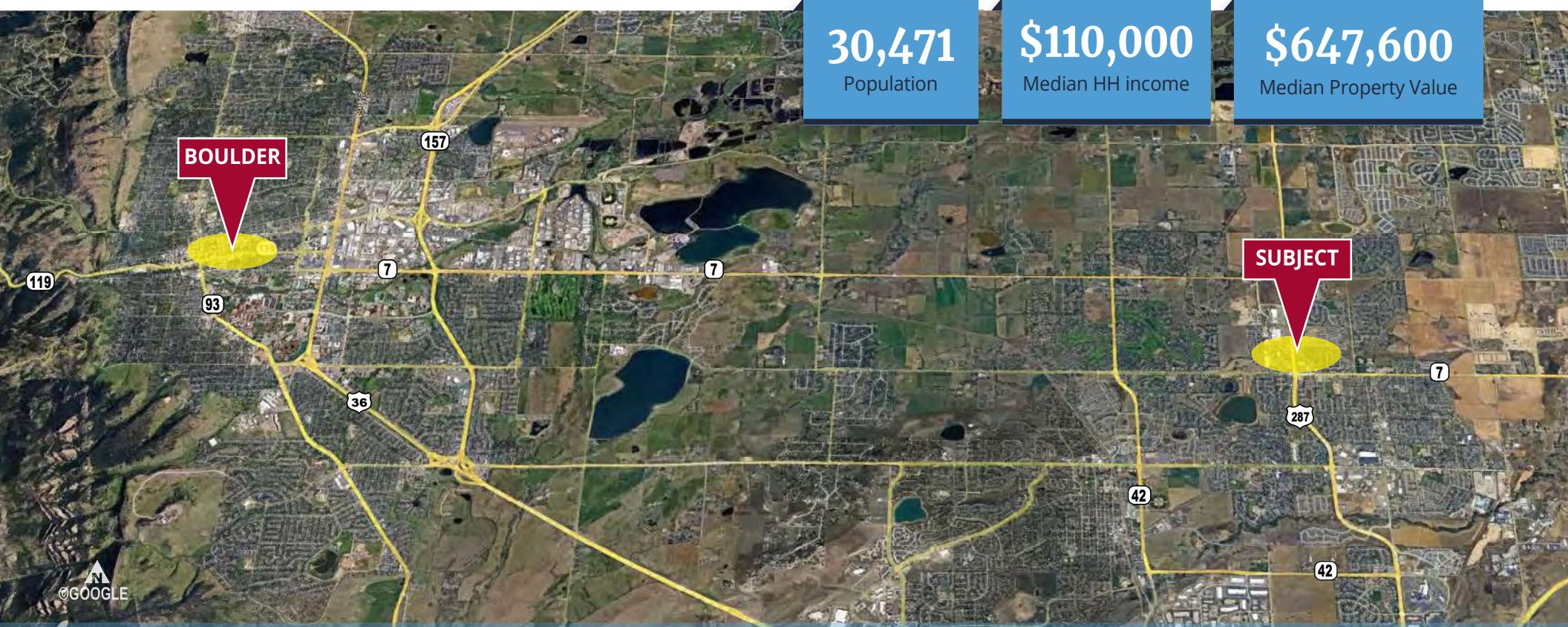
Prime exposure on major commercial artery connecting key regional markets.

LOCATION OVERVIEW



Lafayette sits in one of Boulder County's strongest demographic regions, benefiting from steady growth and excellent access to Boulder, Broomfield, and the Denver metro. Highway 287 serves as a major commercial artery with consistent daily traffic and a robust mix of national retailers, grocery anchors, and service tenants such as King Soopers, Walmart, and Walgreens, supporting long-term retail stability.

Lafayette's trade area continues to attract national retailers due to its strong income levels, diverse housing base, and proximity to major employment centers. The surrounding Boulder County market provides steady population growth and durable retail demand, making this corridor a reliable choice for long-term tenancy.



TENANT SUMMARY

Founded in 1866, Sherwin-Williams is a global leader in the development, manufacture, and distribution of paints, coatings, and related products. The company operates more than 4,900 stores across North America and distributes leading brands including Sherwin-Williams, Valspar, HGTV Home, Minwax, Krylon, Dutch Boy, and many more.

Sherwin-Williams serves professional, commercial, industrial, and residential customers and is publicly traded on the NYSE under the symbol SHW. With a long-standing track record of performance and brand leadership, the company provides stable and predictable tenancy for net lease investors.



Quick Facts

- ✓ Founded: 1866
- ✓ Headquarters: Cleveland, OH
- ✓ Public Company (NYSE: SHW)
- ✓ 4,900+ store locations
- ✓ S&P Credit Rating: BBB

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Exclusively offered by



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