

For Lease

Retail Pad Sites Available for Lease and Sale

- Pad sites available for sale or ground lease
- Uses include retail, restaurants and financial services
- Located in a fast-growing residential area with great access to highway 287

Lafayette Pads Lafayette, Colorado 80026

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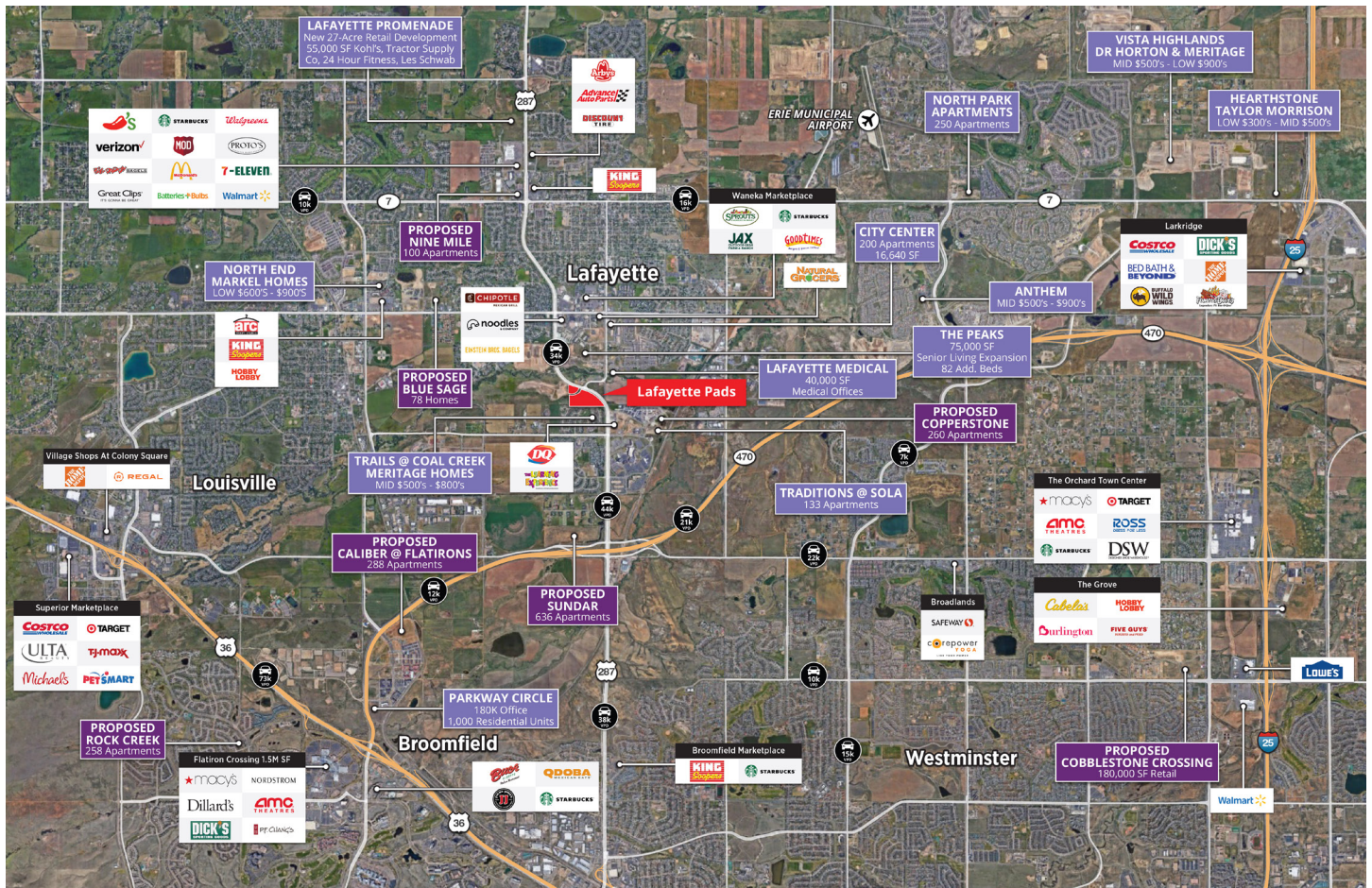
us.jll.com/retail



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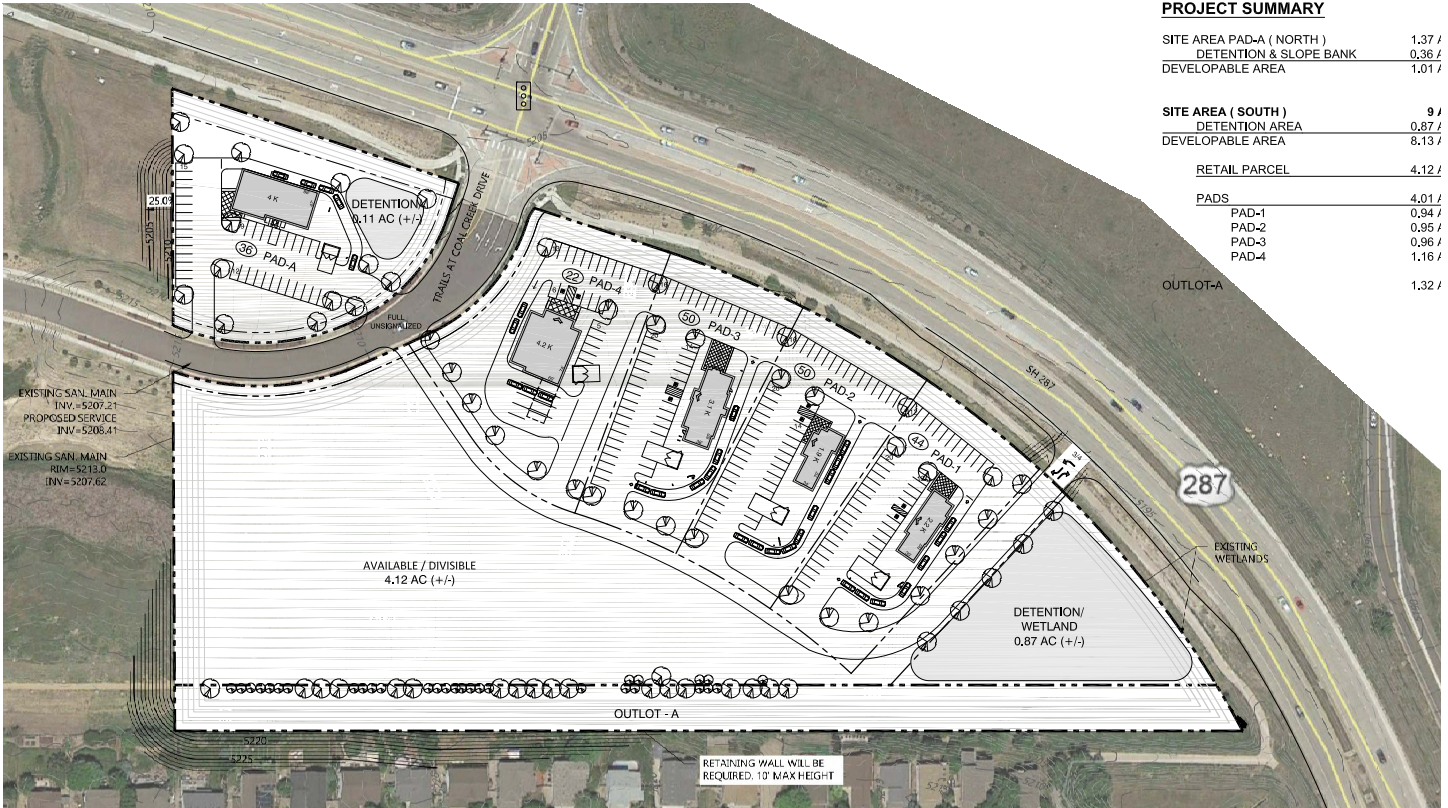
Location and Market Profile



Demographics

Lafayette, Co.	1-Mile	3-Mile	5-Mile
2018 Est. Population	10,286	53,042	148,958
2023 Projected Population	10,486	55,701	160,572
2018 Est. Daytime Population	9,972	34,940	106,932
2018 Est. Avg. HH income	\$91,000	\$124,413	\$131,808
2018 Est. Businesses	4,024	21,742	58,607

Site Plan



PROJECT SUMMARY

SITE AREA PAD-A (NORTH)	1.37 /
DETECTION & SLOPE BANK	0.36 /
DEVELOPABLE AREA	1.01 /

SITE AREA (SOUTH)	9 /
DETECTION AREA	0.87 /
DEVELOPABLE AREA	8.13 /

RETAIL PARCEL	4.12 /
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PADS	4.01 /
PAD-1	0.94 /
PAD-2	0.95 /
PAD-3	0.96 /
PAD-4	1.16 /

OUTLOT-A	1.32 /
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