

FOR SALE

LAFAYETTE PROMENADE PAD

US-287 & LUCERNE DR., LAFAYETTE, CO 80026

1 ACRE PAD SITE | FOR SALE



PROPERTY HIGHLIGHTS

- Fully Entitled 1 Acre Pad Site in Proven Retail Corridor
- Surrounded by Dense Residential Growth in Lafayette Market
- For Sale, Would Consider Long-Term Ground Lease Opportunity
- Positioned Within High-Performing Lafayette Promenade Center
- Prominent US-287 Frontage Providing Maximum Visibility & Exposure
- Strong National Co-Tenancy Driving Consistent Traffic to Site
- Signalized Access at Lucerne Drive with Multiple Points of Ingress/Egress

TRAFFIC COUNTS: 43,559 VPD - US 287 N & Lucerne Drive

DEMOGRAPHICS (2025)	1 MILE	3 MILE	5 MILE
2026 Est. Population	10,816	58,056	122,729
2026 Est. Avg. HH Income	\$202,756	\$198,456	\$201,334



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AXIO Commercial Real Estate represents that it has not made a physical inspection of the Property and has no actual knowledge of any defects in the Property except as identified in writing to the Buyer. The Buyer has been advised by Broker to make an investigation of the Property at its own expense, which investigation should include without limitation the availability of access, utility services, zoning, environmental risks, soil conditions, structural integrity and mechanical systems.

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