

# OFFERED FOR SALE

\$2,150,000 | 5.11% CAP

579 HIGHWAY 287, LAFAYETTE, CO 80026



CONFIDENTIAL OFFERING MEMORANDUM



# EXECUTIVE SUMMARY

**Verus Commercial Real Estate, Inc.** has been exclusively engaged to present the Chili's Restaurant property located at 579 Highway 287 in Lafayette, Colorado.

**This freestanding restaurant property is leased to Chili's Grill & Bar**, a nationally recognized casual dining brand with a long operating history and strong customer following.

**The property occupies a 5,881 square foot building** situated on approximately 57,305 square feet of land, positioned along one of Lafayette's primary commercial corridors.

**Highway 287 serves as a major north-south arterial** connecting Lafayette with Boulder, Louisville, Broomfield, and surrounding communities, providing excellent visibility and steady daily traffic. The property benefits from strong surrounding demographics and established retail co-tenancy along this active retail corridor.

**This offering presents investors** with the opportunity to acquire a well-located net-leased restaurant asset with stable income and long-term investment potential.

<b>Annual NOI:</b>	\$100,185.00 (4/1/26 – 8/31/26) \$109,807.56 (9/1/26 – 8/31/31)
<b>CAP Rate:</b>	5.11%
<b>Price:</b>	\$2,150,000



## Asset Snapshot

<b>Tenant Name:</b>	Chili's Grill & Bar
<b>Address:</b>	579 Highway 287 Lafayette, CO 80026
<b>Building Size:</b>	5,881 SF
<b>Land Size:</b>	57,305 SF
<b>Asset Type:</b>	Freestanding Restaurant
<b>Annual NOI:</b>	\$100,185.00 (4/1/26 – 8/31/26) \$109,807.56 (9/1/26 – 8/31/31)

## Rental Options to Renew:

- \$120,788.28 (9/1/31 – 8/31/36)
- \$132,867.11 (9/1/36 – 8/31/41)

# INVESTMENT HIGHLIGHTS



## **NATIONALLY RECOGNIZED RESTAURANT BRAND**

Chili's Grill & Bar is a well-known casual dining brand with hundreds of locations nationwide and a long history of strong consumer recognition.

## **FREESTANDING RESTAURANT BUILDING**

The property consists of a standalone 5,881 SF restaurant building with dedicated parking and strong visibility along Highway 287.

## **PRIME HIGHWAY 287 RETAIL CORRIDOR**

Located along one of Lafayette's primary commercial routes, the site benefits from strong daily traffic and excellent access.

## **ESTABLISHED RETAIL TRADE AREA**

Surrounded by national retailers, restaurants, and neighborhood services that support consistent traffic throughout the day.

## **LONG-TERM INVESTMENT POTENTIAL**

Structured rental increases and renewal options provide investors with future income growth opportunities.



CHILI'S GRILL & BAR | LAFAYETTE, CO 80026



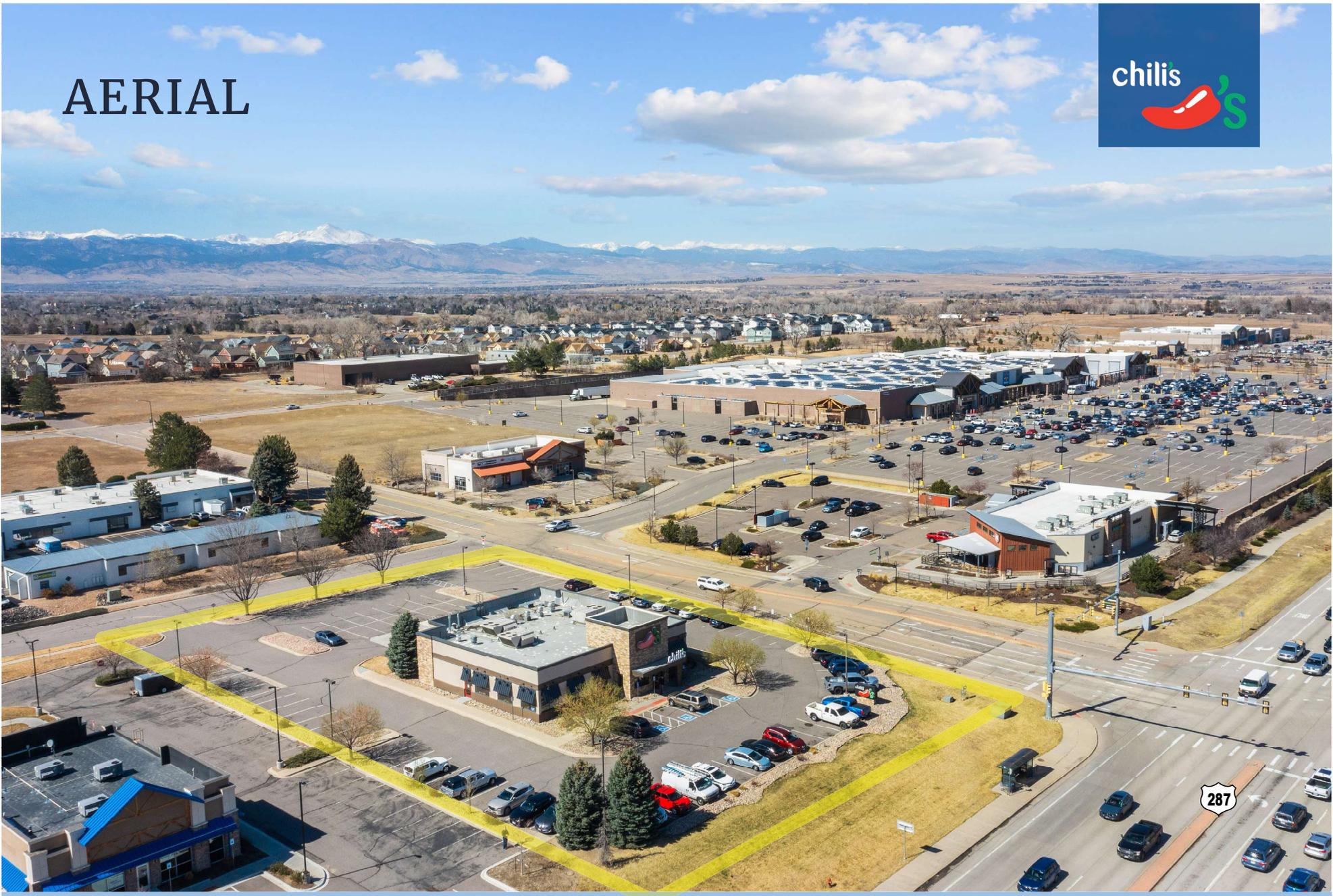
# SITE PLAN



## Site Summary

<b>Frontage:</b>	Highway 287
<b>Building Size:</b>	5,881 SF
<b>Lot Size:</b>	57,305 SF
<b>Neighboring Tenants:</b>	Arby's Starbucks Coffee Walmart King Soopers
<b>Access:</b>	Direct from Highway 287
<b>Configuration:</b>	Freestanding retail with defined parking
<b>Parking:</b>	Dedicated on-site
<b>Traffic:</b>	Strong daily traffic along major commercial corridor

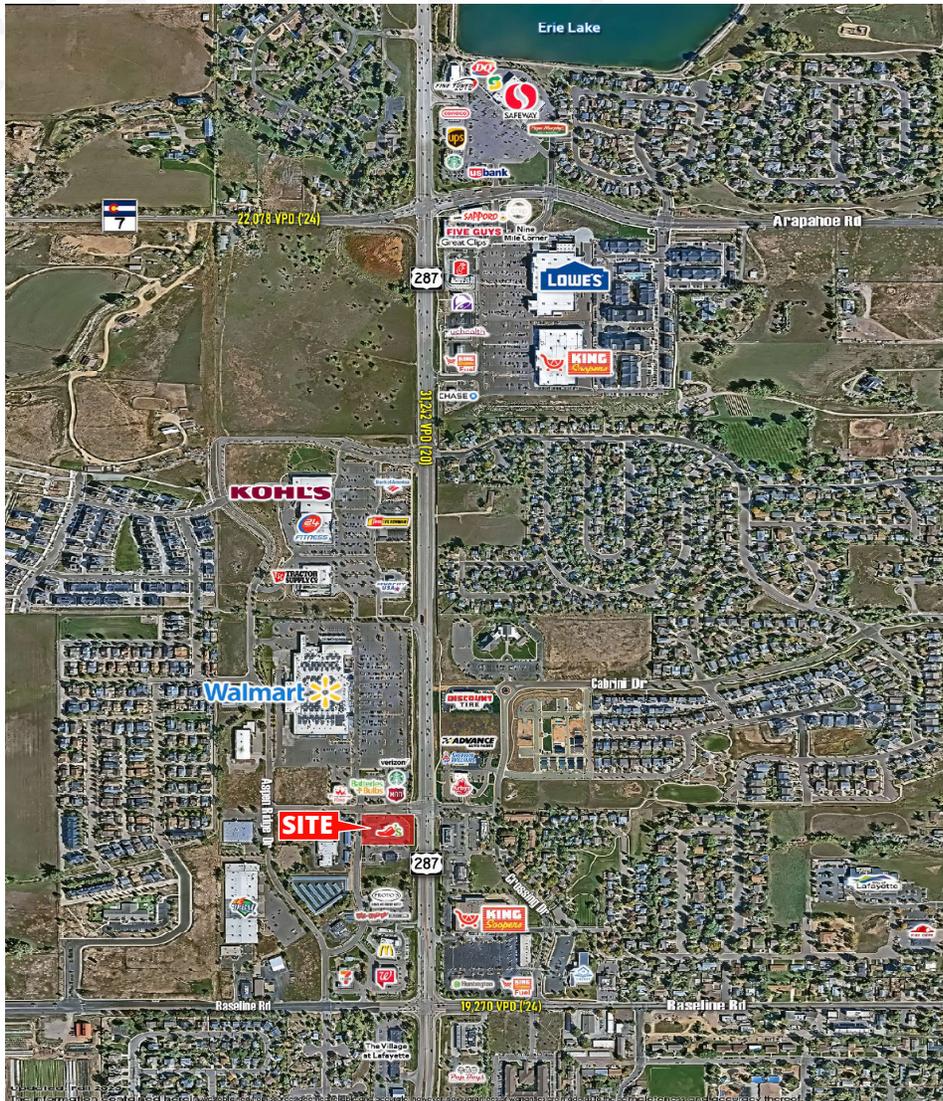
# AERIAL



CHILI'S GRILL & BAR | LAFAYETTE, CO 80026



# AERIAL RETAIL OVERVIEW



## Location Features

Located along the primary Highway 287 retail corridor, this Chili's property 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

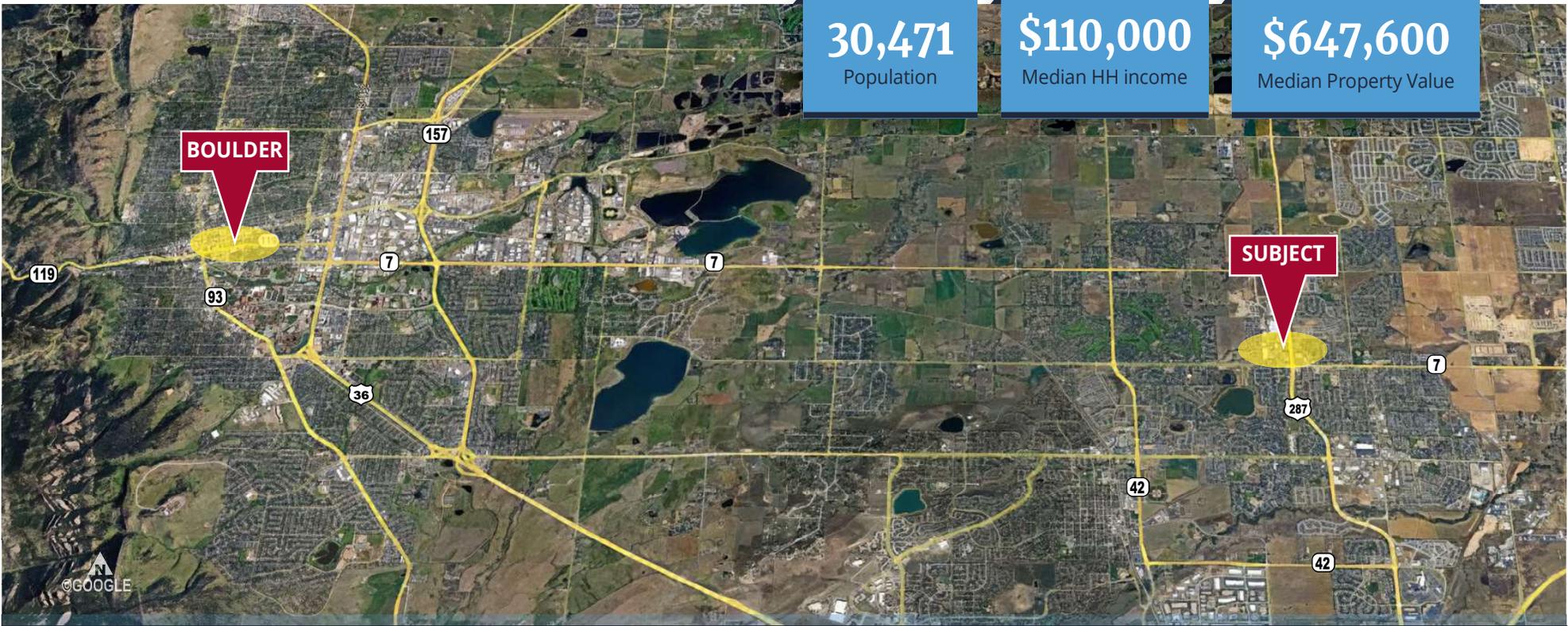
Prime exposure on major commercial artery connecting key regional markets.

# 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

**Chili's Grill & Bar** is a nationally recognized casual dining restaurant brand known for its American and Tex-Mex inspired menu. The brand operates hundreds of locations across the United States and internationally.

**Chili's is part of Brinker International**, a publicly traded restaurant company that owns, operates, and franchises restaurant brands worldwide.

**With decades of operating history** and strong brand recognition, Chili's continues to serve millions of guests each year and remains one of the most established casual dining brands in the United States.



## Quick Facts

- ✓ Brand: Chili's Grill & Bar
- ✓ Founded: 1975
- ✓ Headquarters: Dallas, TX
- ✓ Parent Company: Brinker International
- ✓ Locations: 1,600+ worldwide

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Exclusively offered by



For information contact:

**Thom Widawski, CCIM**

Verus Commercial, Inc.

Estes Park CO 80517

970-586-2448 | [thom.verus@outlook.com](mailto:thom.verus@outlook.com)

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