

200 N. PUBLIC ROAD

LAFAYETTE, CO

OFFERED AT

\$1,600,000

SIZE

8,883 SF

ZONING

B1

**Community Service
Business District**

The City of Lafayette and Market Real Estate are proud to present 200 N Public Road, an exceptional opportunity to shape the future of Lafayette. The City of Lafayette is seeking visionary entrepreneurs and developers to submit proposals to acquire this prime property located at 200 N Public Road. Respondents can consider three possible approaches to redevelopment: adaptive reuse of the existing structure, adaptive reuse with an addition, or a new development. Either way, the site offers tremendous potential for transformation and innovation within the vibrant downtown Lafayette community.

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for a virtual tour

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**UNIQUE OPPORTUNITY
IN THE HEART OF LAFAYETTE**

ANNIE LARNER

303 444 1344

Annie@MarketRealEstate.com

200 N. PUBLIC ROAD

LAFAYETTE, CO



- Prime location in the north end of Old Town Lafayette, right off of Baseline Road
- Situated at the hard corner of S Public Road and Geneseo Street, at the northern entrance to Downtown Lafayette
- A chance to contribute to the economic vitality of downtown, aligning with community values and downtown development goals.
- Zoning: B-1/LURA - Community Service Business District. The intent of the B-1/LURA zoning - Community Service Business District is to provide areas for retail stores and convenience services. A full list of permitted uses may be found in Urban Renewal Plan.
- Examples of permitted uses include but are not limited to: art gallery or studio, microbrew pub, microbrewery, office, personal service outlet (barber and beauty shops), recreational club or facility, restaurants, and retail sales.

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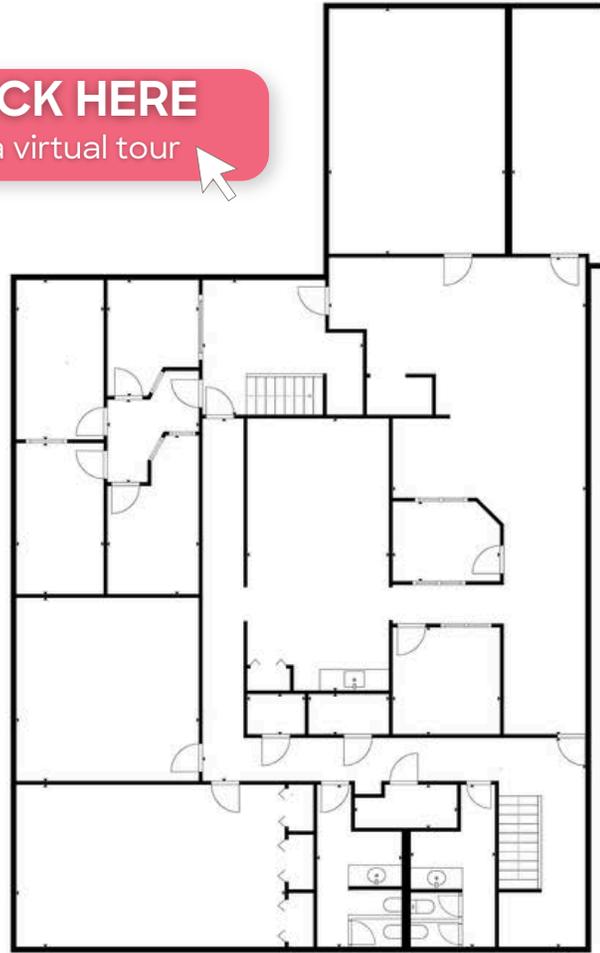
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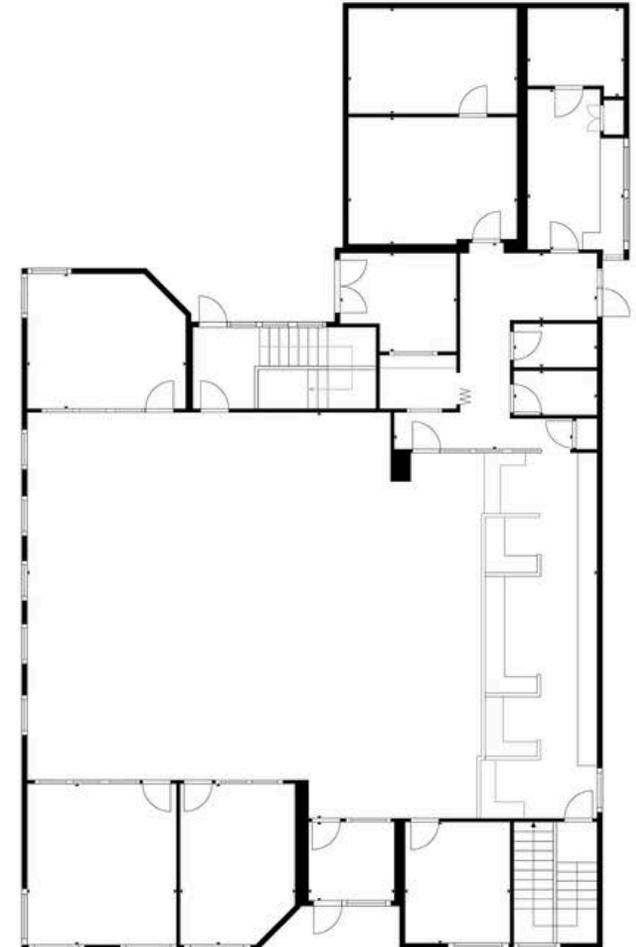
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BASEMENT



FLOOR 1

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GUIDING PRINCIPLES

200 N Public Rd. is located in the Old Town Mixed Use Typology in the 2021 Comprehensive Plan (pages 158-162). The Old Town Mixed Use Urban Design Guidance should be used as a guide for how the site may be developed. In addition to the Urban Design Guidance, the following Guiding Principles should be considered when developing a project proposal:

- The purpose of this project should help to preserve the character of the Old Town district and ensure that any construction or reuse of buildings integrates well into the existing fabric of this important area.
- The proposed project should promote year-round activity and contribute to Old Town's role as a destination through active ground-floor use, safe pedestrian connections, and multimodal amenities.
- The proposed project should integrate welcoming public realm elements, such as gathering spaces, outdoor seating, public art, or streetscape enhancements, as appropriate to the site.
- The proposed project should integrate sustainability best practices for green and healthy buildings as appropriate.
- The proposed project should demonstrate financial feasibility, a realistic implementation timeline, and support stable, locally rooted ownership and responsible long-term stewardship of the property.
- The proposed project should integrate opportunities for small businesses. As per the City's Comprehensive Plan and the Lafayette Downtown Development Authority Old Town Tomorrow Action Plan, the city will support efforts to provide affordable spaces for locally owned businesses in the community.

Please send all proposals to:
ANNIE@MARKETREALESTATECOM

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LAFAYETTE, CO

EVALUATION CRITERIA

- Adherence to the guiding principles
- Financial ability to close and execute proposed project
- Experience and qualification of team
- Special consideration will be given to projects that demonstrate the inclusion of sales tax-generating uses and/or meaningful participation by local businesses and/or minority- and women-owned enterprises.

SUBMISSION PROCESS

Interested parties are invited to submit their comprehensive proposals through our RFP process (see attached document for full details), which will be accepted on a rolling basis. In your proposal, please include the following:

- Acknowledgement of acceptance of the non-negotiable purchase price and any proposed transaction terms
- Primary contact information
- Overview of proposed project
- Anticipated timeline of proposed project
- How your project meets the guiding principles
- How your project will be financed
- Overview of your team

TIMELINE

March 2 - April 24:

Phase 1 proposals reviewed and requests phase 2 proposals:

May 31:

All phase 2 proposals due

Proposals will be reviewed weekly.

June 12

Final review by subcommittee

June 12 - 19

Interviews with finalists

Q3 - Q4

Public/Community Engagement
Contract negotiation
Final Approval

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ABOUT LAFAYETTE, CO

Lafayette is open for business and is a strong supporter of economic development. The City is located just northwest of Denver in southeast Boulder County, 10 miles east of Boulder. The community offers a small-town atmosphere with the convenience of easy access to a major metropolitan area. Lafayette's location, accessibility, and high quality of life combine to make it a desirable location for residential, commercial, and light industrial development.

HOUSEHOLDS

5,023 (1 mile)
47,619 (5 miles)

MEDIAN AGE

38.9 (1 mile)
41.3 (5 miles)

MEDIAN HH INCOME

\$81,045 (1 mile)
\$127,915 (5 miles)

DAYTIME EMPLOYEES

5,601 (1 mile)
38,355 (5 miles)

POPULATION

12,422 (1 mile)
126,532 (5 miles)

POPULATION GROWTH '24 - '29

1.1% (5miles)

HOUSEHOLD GROWTH '24 - '29

1% (5 miles)

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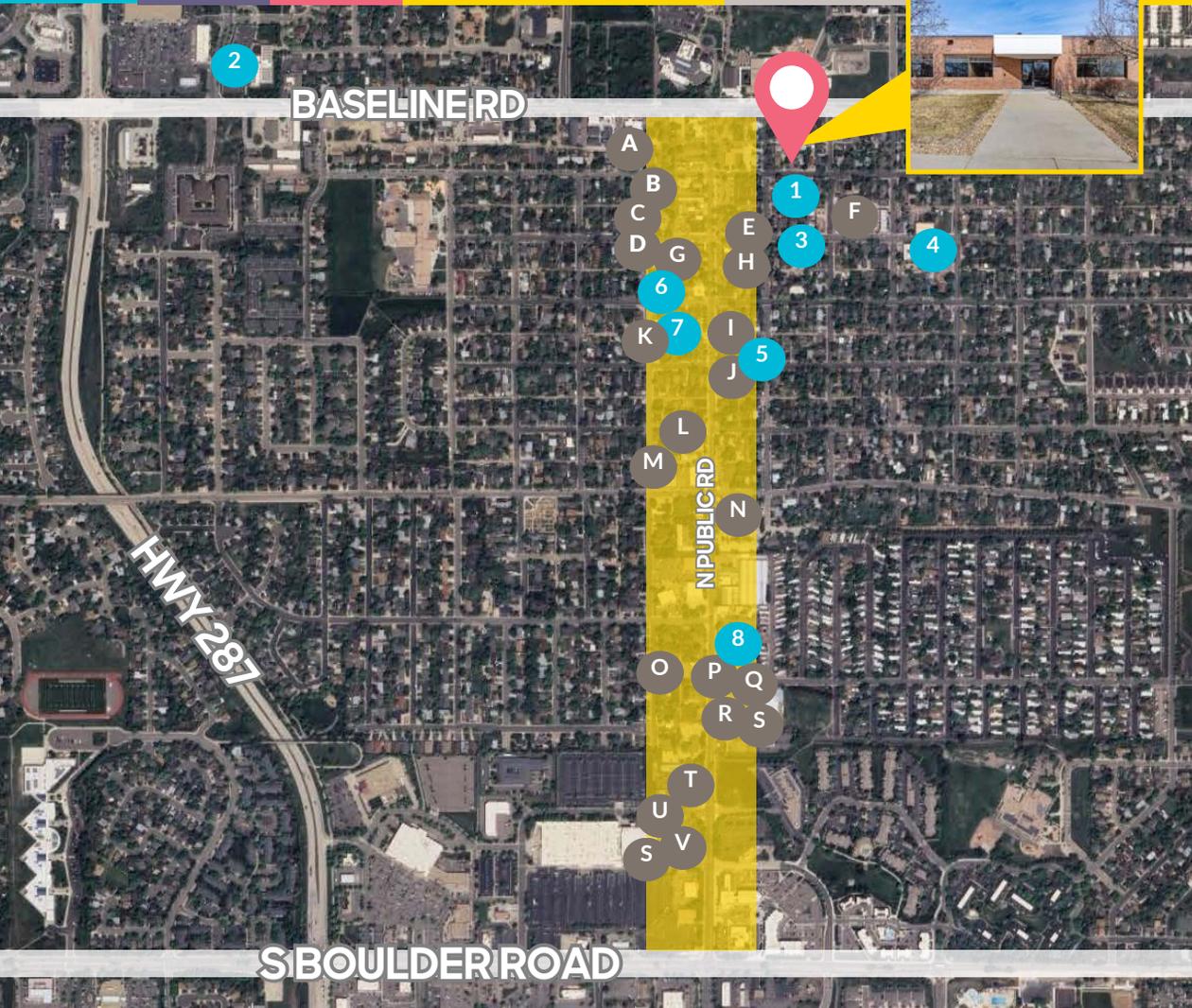


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LAFAYETTE, CO



OLD TOWN LAFAYETTE

- A** William Oliver's Publick House
 - B** Tip Top Savory Pies
 - C** Teocalli Cantina
 - D** Stam Chocolate
 - E** Santiago's Mexican
 - F** East Simpson Coffee Co.
 - G** Ghost Box Pizza
 - H** Efrain's
 - I** Community Supper Club
 - J** Tangerine
 - K** Foxglove Bar
 - L** Eats & Sweets
 - M** The Post Chicken & Beer
 - N** Señor Gomez Restaurant
 - O** Kalita Grill
 - P** BREW Tea & Coffee Bar
 - Q** DEKI Ltd.
 - R** Pita Grill
 - S** Ras Kassa's Ethiopian
 - T** Romero's K9 Club & Tap House
 - U** Panang Thai Cuisine
 - V** Pho Cafe
 - W** Tandoori Kitchen
- 1** WOW! Children's Museum
 - 2** Lafayette Public Library
 - 3** Miner's Museum
 - 4** Mudslingers Pottery Studio
 - 5** Little Herbal Apothecary
 - 6** Anspach's Jewelry
 - 7** Vintrey Honest Goods
 - 8** Due South

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