

AVALON FLATIRONS

235 E SOUTH BOULDER RD, LAFAYETTE, CO 80026



Mike Kendall

720.529.2880

MKendall@LegendLLP.com

Cameron Flint

720.413.4728

CFlint@LegendLLP.com

Katherine Moy

720.529.2884

KMoy@LegendLLP.com

LEGEND
PARTNERS

OLD TOWN LAFAYETTE



AVALON FLATIRONS

10,000 SF
FIRST FLOOR
RETAIL



AVALON FLATIRONS sits just steps from Old Town Lafayette, placing it at the center of one of Boulder County's most vibrant and community-driven districts. The surrounding area blends historic character with thoughtful modern growth, creating an environment that naturally attracts foot traffic, local energy, and repeat visitors.

Old Town Lafayette is known for its strong support of independent businesses, with nearby streets lined by local boutiques, cafés, and galleries that give the area its distinct personality. The adjacent Lafayette Cultural Arts District regularly hosts festivals, live music, and public events, reinforcing the area's role as a creative and social hub.

As a modern retail development at the edge of this established district, Avalon Flatirons offers a rare opportunity to connect directly with the culture, walkability, and momentum of downtown Lafayette while benefiting from new construction and contemporary design.

PROPERTY OVERVIEW



Size: 10,000 SF on Ground Floor

- Can Be Demised
- 208 Residential Units Above and Adjacent to Property

NNN: \$10.75/Sq. Ft.

- CAM: \$5.00/ Sq. Ft.
- Tax: \$5.00/Sq. Ft.
- Ins: \$0.75/Sq. Ft.

The City of Lafayette has 3 economic incentive programs for new Tenants:

- Downtown Improvement Grant
- Vacant to Vibrant
- Small Business Capital Grants

Seeking: Restaurants, Services, Medical, Fitness, and More!

Rent: Please Contact Broker For More Details

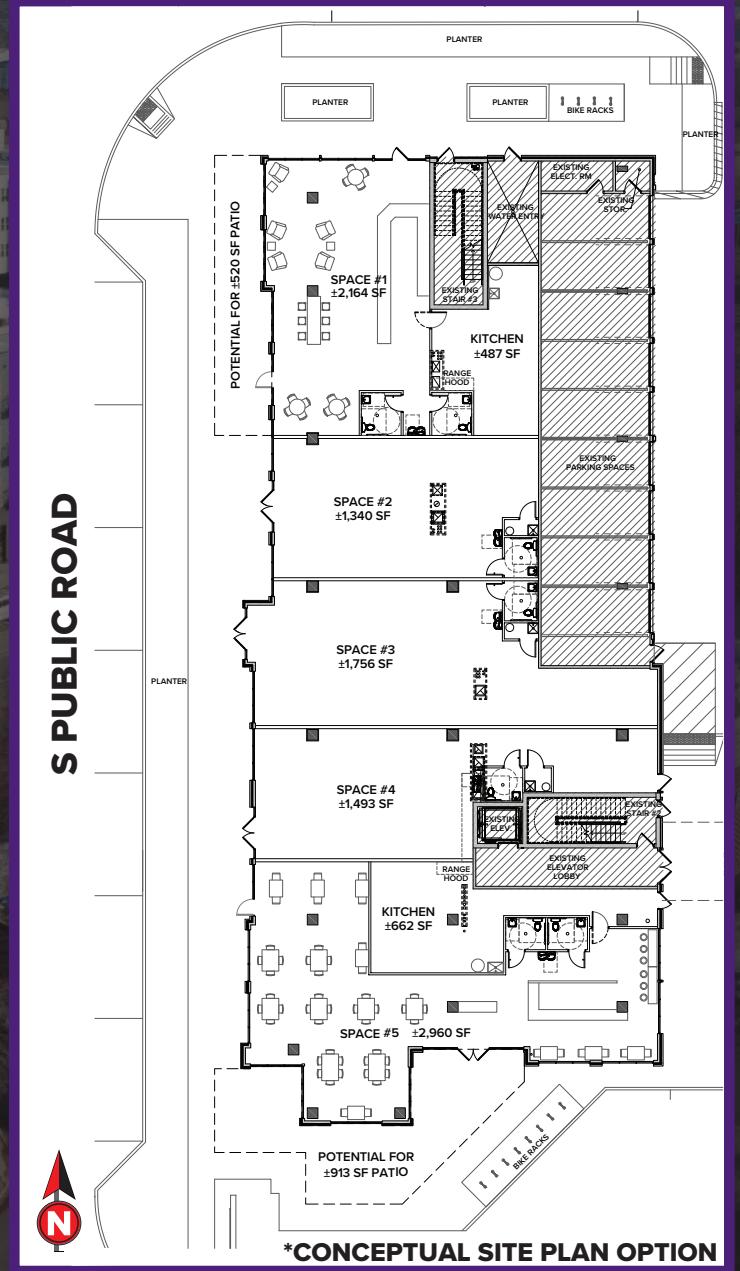
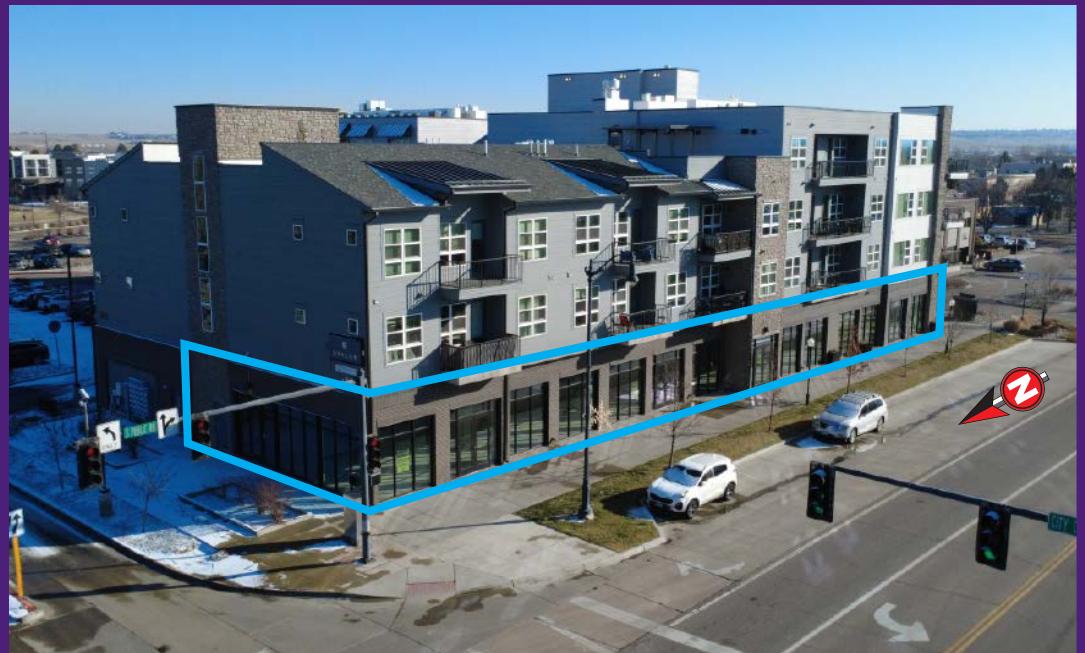
SURROUNDING AREA & NEARBY RETAIL



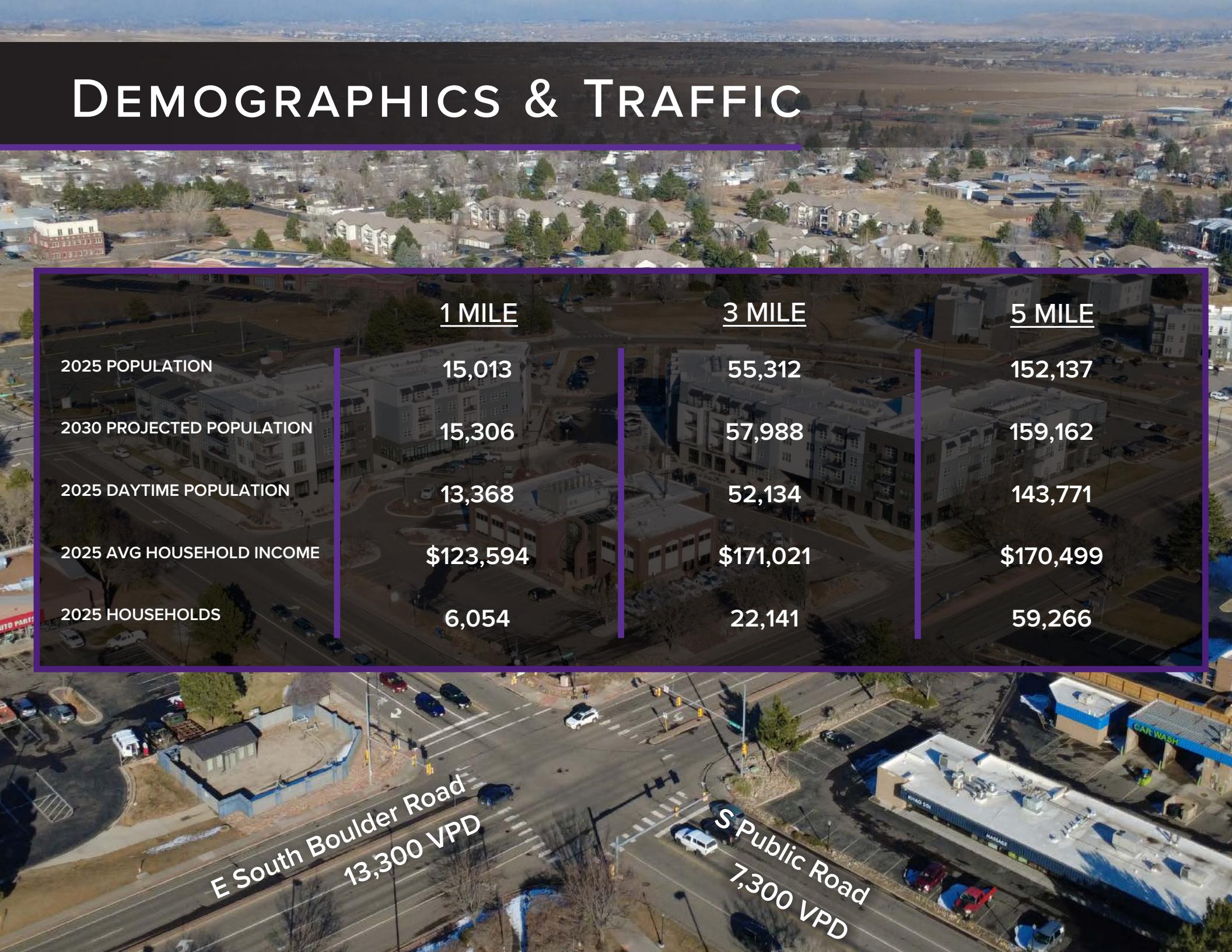
SITE CLOSEUP DETAILS



SITE PLAN



DEMOGRAPHICS & TRAFFIC



	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
2025 POPULATION	15,013	55,312	152,137
2030 PROJECTED POPULATION	15,306	57,988	159,162
2025 DAYTIME POPULATION	13,368	52,134	143,771
2025 AVG HOUSEHOLD INCOME	\$123,594	\$171,021	\$170,499
2025 HOUSEHOLDS	6,054	22,141	59,266

E South Boulder Road
13,300 VPD

S Public Road
7,300 VPD

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KMoy@LegendLLP.com

Legend Partners, LLP

2000 S Colorado Blvd, Annex 320 Denver, CO 80222

720.529.2999 | www.LegendLLP.com

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY, TENANT AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO TENANT DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, landlord includes sublandlord and tenant includes subtenant.

Landlord's Agent: A landlord's agent works solely on behalf of the landlord to promote the interests of the landlord with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord. The landlord's agent must disclose to potential tenants all adverse material facts actually known by the landlord's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the landlord.

Tenant's Agent: A tenant's agent works solely on behalf of the tenant to promote the interests of the tenant with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant. The tenant's agent must disclose to potential landlords all adverse material facts actually known by the tenant's agent, including the tenant's financial ability to perform the terms of the transaction and, if a residential property, whether the tenant intends to occupy the property. A separate written tenant agency agreement is required which sets forth the duties and obligations of the broker and the tenant.

Transaction-Broker: A transaction-broker assists the tenant or landlord or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a tenant's financial ability to perform the terms of a transaction and, if a residential property, whether the tenant intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND TENANT

Broker and Tenant referenced below have NOT entered into a tenant agency agreement. The working relationship specified below is for a specific property described as:

or real estate which substantially meets the following requirements:

Tenant understands that Tenant is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Tenant.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

Customer. Broker is the landlord's agent landlord's transaction-broker and Tenant is a customer. Broker intends to perform the following list of tasks: • Show the premises • Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Tenant.

Customer for Broker's Listings. Transaction-Brokerage for Other Properties. When Broker is the landlord's agent or landlord's transaction-broker, Tenant is a customer. When Broker is not the landlord's agent or landlord's transaction-broker, Broker is a transaction-broker assisting Tenant in the transaction. Broker is not the agent of Tenant.

Transaction-Brokerage Only. Broker is a transaction-broker assisting the Tenant in the transaction. Broker is not the agent of Tenant.

If Broker is acting as a transaction-broker, Tenant consents to Broker's disclosure of Tenant's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Tenant, or use such information to the detriment of Tenant.

THIS IS NOT A CONTRACT.

If this is a residential transaction, the following provision applies:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Tenant, Tenant understands that Tenant must contact local law enforcement officials regarding obtaining such information.

TENANT ACKNOWLEDGMENT:

Tenant acknowledges receipt of this document on _____

Tenant

_____, Broker provided _____ (Tenant) with this document via _____ and retained a copy for Broker's records.

Brokerage Firm's Name: **Legend Partners, LLP**

Broker

BDB24-10-19. BROKERAGE DISCLOSURE TO BUYER

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

Seller's Agent: A seller's agent (or listing agent) works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

THIS IS NOT A CONTRACT.

I acknowledge receipt of this document on _____

Signature

On _____, Broker provided _____ with this document via _____ and retained a copy for Broker's records.

Brokerage Firm's Name: **Legend Partners, LLP**

Signature