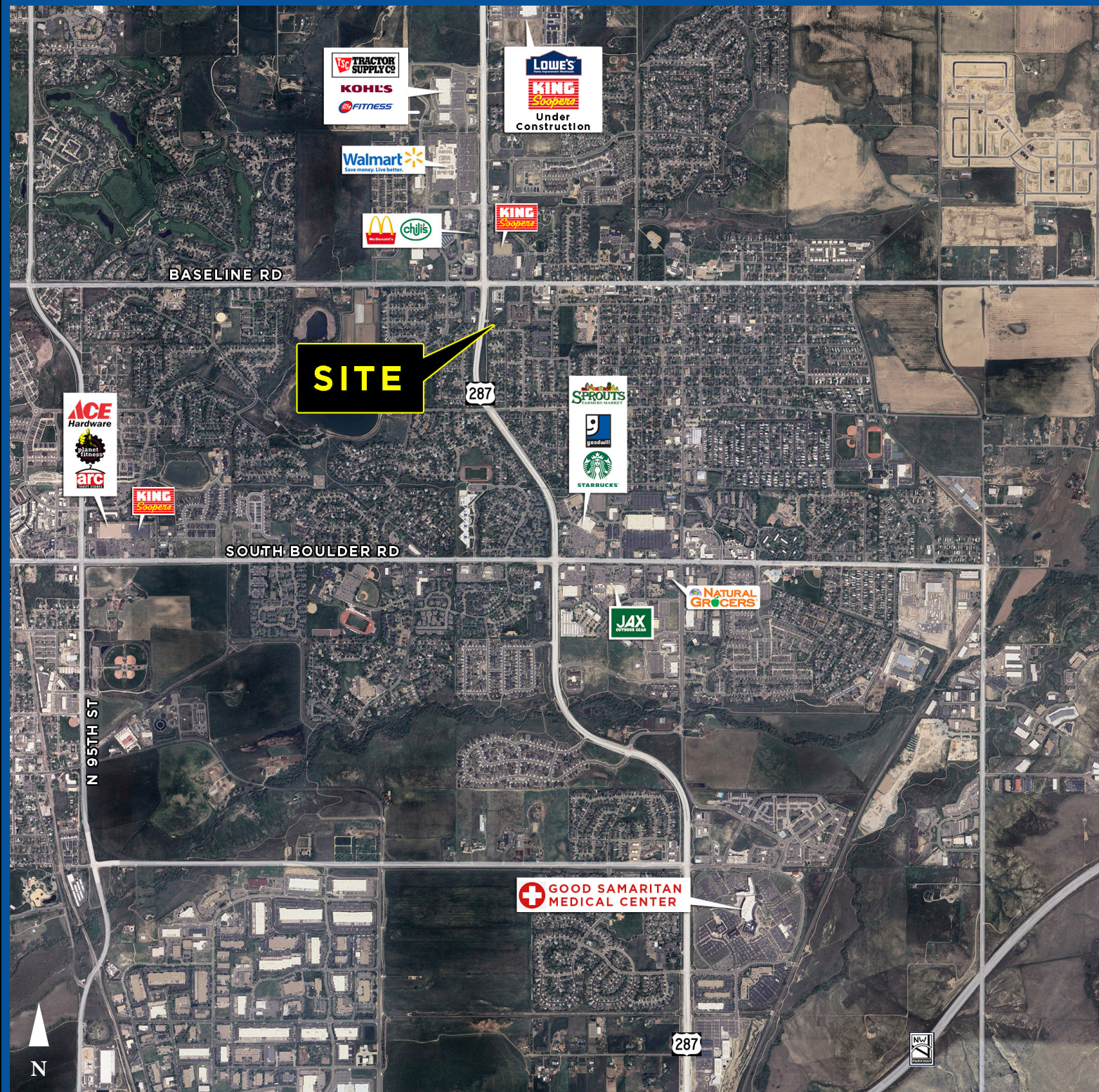


FOR LEASE OR SALE

Baseline Road & Highway 287, Lafayette, Colorado



Mike DePalma

720 598 6043

mdepalma@creginc.com

PROPERTY OVERVIEW:

- 1.437 acre site for sale or for lease
- High visibility along Highway 287 with over 45,000 vehicles per day
- Fantastic opportunity for drive-thru restaurant, service retail, and other uses per PUD zoning

CROSBIE

REALESTATE

GROUP

FOR LEASE OR SALE

Baseline Road & Highway 287, Lafayette, Colorado

Site Plan: Possible Multi-Tenant

Site Plan: Possible Free Standing



DEMOGRAPHICS

POPULATION



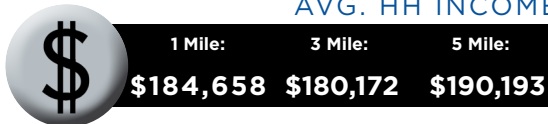
HOUSEHOLDS



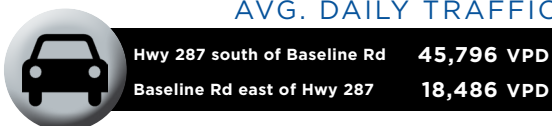
DAYTIME POPULATION



AVG. HH INCOME



AVG. DAILY TRAFFIC



For more information, contact:

Mike DePalma

720 598 6043

mdepalma@creginc.com

The information contained in this brochure was compiled from reliable sources, however Crosbie Real Estate Group, LLC does not warrant nor guarantee the accuracy of the representations herein. Crosbie Real Estate Group, LLC and its broker associates, as listed, are representing the Landlord/Seller of this property. Different brokerage relationships exist.



FOR LEASE OR SALE

Baseline Road & Highway 287, Lafayette, Colorado

LEGEND

YELLOW - Recently Completed

29,466 Total Units

PURPLE - Under Construction

11,141 Total Units

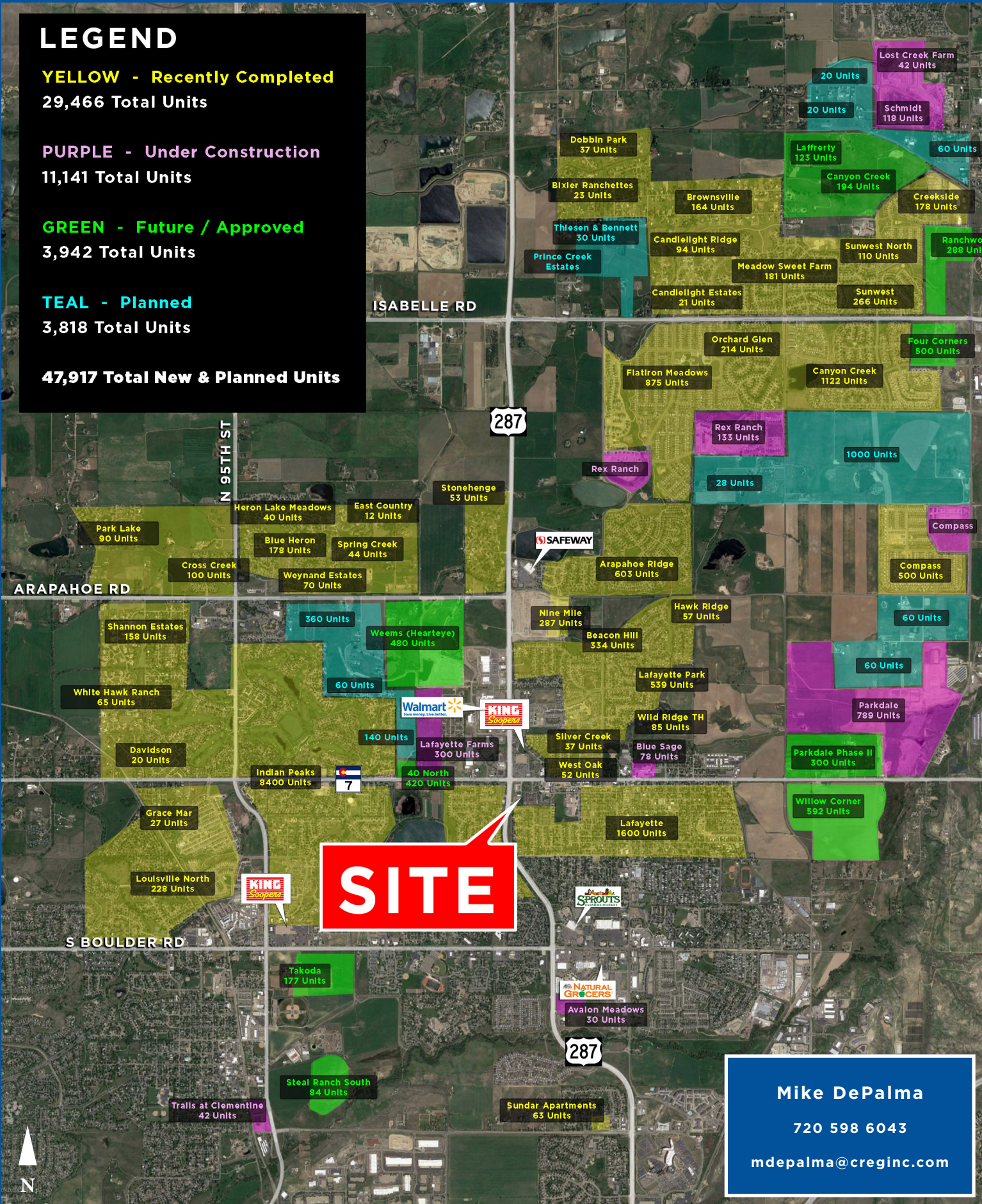
GREEN - Future / Approved

3,942 Total Units

TEAL - Planned

3,818 Total Units

47,917 Total New & Planned Units



SITE

Mike DePalma
 720 598 6043
 mdepalma@creginc.com