



776-812 W. Baseline Road
Lafayette, Colorado
4 Buildings -99% Occupancy- ~\$300,000 NOI

19,171 sq/ft

[Watch Video Tour Here](#)

GIBBONS  WHITE
Incorporated



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812 - 4 Unit Storage Building

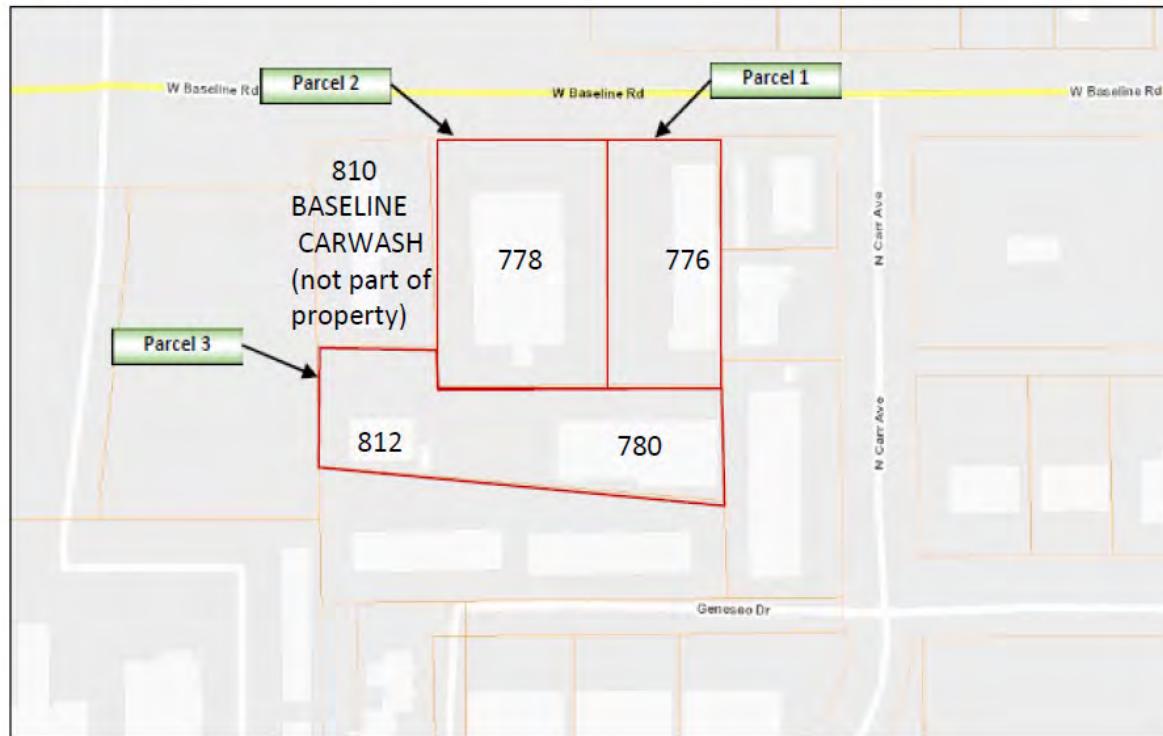
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[**Watch Video Tour Here**](#)



ASSESSOR MAP



Details

Four Building Retail/Flex Property

Zoning	B-1 Business Community City of Lafayette
4 Buildings	99% Occupancy
Building Sq/Ft	19,171 sq/ft
Acres	1.52 acres
In-Place Income 9/1/2025	\$294,169.70
Year One Proforma NOI	\$301,138.12
Taxes	\$97,502.80 2024
No. of Buildings	4 Single story Brick construction
No. of Tenants	13 NNN Lease plus 4 storage units
Year Built Renovated	1977 - 2002 2019
Parking	45 Available surface; additional eased as yard
Occupancy	99% Leased
Gas & Electric	Xcel Energy
Water & Sewer	City of Lafayette
812 W. Baseline	4 Unit Storage Building



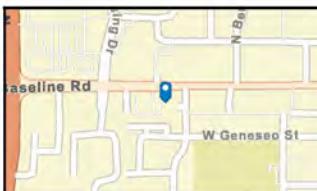
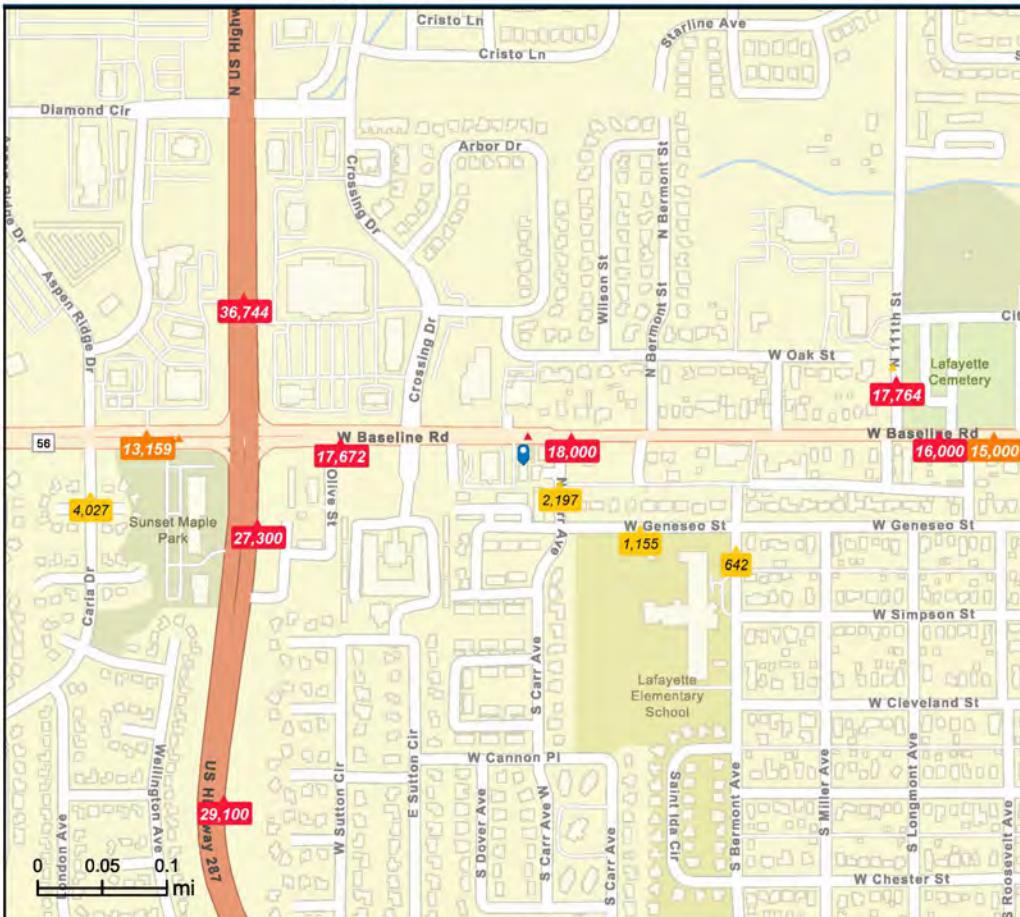
Traffic Map



Traffic Count Map - Close Up

776 W Baseline Rd, Lafayette, Colorado, 80026 2
 776 W Baseline Rd, Lafayette, Colorado, 80026
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 39.99990
 Longitude: -105.09881



Source: ©2025 Kalibrate Technologies (Q1 2025).

Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



July 22, 2025

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Current Tenants

Lucid Audio:

<https://lucidaudio.video.com>

Lucid Audio is a local group that focuses on sound, audio and lighting equipment for corporations.

Toledo Glass:

<https://www.toledoglassinc.com>

Toledo Glass has been servicing the Northern Denver/Boulder area since 1976. They are your go-to source for windows and mirrors.

Cummings Hardwood Floors:

<https://cummingswood.com>

Proudly serving Boulder County, CO, Cummings Hardwood Floors Ltd is a family-owned business serving the community with superior floor contracting services. With a combined experience of 120 years.

Verde Cleaning:

<https://www.verdecleaningcolorado.com>

Verde Cleaning is a locally owned and operated cleaning company based in Lafayette, Colorado, serving Boulder County residential and commercial spaces.

Cellar West:

<https://www.cellarwest.com>

The headquarters of Cellar West, a small-batch brewery. This location includes all brewing services and a small taphouse.

Jane and Matthews:

Jane and Matthews is a well known local band that utilizes this location for their school program where they provide private music lessons.

Cuji Foods:

<https://www.cujifoods.com/en>

Daniella, Andres, and Ricardo are the founders of CUJÍ Foods, a marketplace of South American specialty items located in Boulder, Colorado.

Jennifer Grant:

<https://arubymoon.com>

Jennifer Grant is the founder and owner of Arubymoon. Inspired by Tibetan Prayer Flags, she create gratitude and grief flags, cards and prints.

Left Hand Acupuncture:

<https://www.lefthandacu.com>

Left Hand Acupuncture is a local clinic that offers traditional Chinese acupuncture techniques.

The Swamp Tattoo:

The Swamp Tattoo is a local shop in the Lafayette area that supports the careers of several tattoo artists.

Allen Property Improvements:

Allen Property Improvements LLC is a local family owned landscaping company.

O.M. Geeks (Quantum Cream):

<https://quantumcream.com>

Quantum Cream is a small business run by a husband and wife team that creates freeze dried ice cream!

Maring Machine:

With over five decades of experience, Mr. Maring has built a distinguished career in engineering, specializing in manufacturing engineering and design.