



RETAIL CENTER AND CAR WASH FOR SALE

100 E. South Boulder Road, Lafayette CO 80026

Lafayette Square Strip Center

This retail center is a prime investment opportunity with a strong cash flow. Located on a prime corner lot with high traffic counts and excellent visibility, the center features a diverse mix of retail and service-based businesses, as well as multiple storefronts and ample parking for both customers and tenants. The center also includes a 5-bay self-serve car wash that was recently rebuilt in 2021 with new LED lighting, compressor, water softener, water heater, and heated bay floors. The existing tenants have a history of stable occupancy and rental income, and the center is conveniently situated across the street from a new apartment project. – *Do NOT disturb tenants* –

FEATURE HIGHLIGHTS

-  On-site Parking
-  Near Bike Path
-  Near Parks
-  Investment
-  On Bus Route
-  Corner Lot
-  Great Visibility
-  Near Apartments
Avalon Flatirons –
207 Unit Apartment
Complex Across the Street

PROPERTY OVERVIEW

SALE PRICE	\$3,299,000
NOI	\$227,000
CAP RATE	7% Blended
AVAILABLE SF	7,432 SF* Strip Center (including Car Wash)
SITE SIZE	.92 Acres (40,001 SF)*
OCCUPANCY	85% Leased – 5 Tenants
TRAFFIC COUNT	17,141/day
EXPENSES	\$9.90/SF (2026) paid by tenants
QOZ	Qualified Opportunity Zone Property
YEAR BUILT	1985
ZONING	Retail
PARKING	25 Spaces
"A" CORNER	Future development site (QOZ)

**Source – County Records*

Notes: 1. Property will not be sold separately – Carwash Included
2. Broker-owned property

FOR MORE INFORMATION:



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FOR SALE

100 E. SOUTH BOULDER ROAD, LAFAYETTE, CO

.92 ACRES
SITE SIZE

Retail
ZONING

7% Blended
CAP RATE

85%
OCCUPANCY



NATURAL
GROCCERS



S PUBLIC ROAD

E. SOUTH BOULDER ROAD

LAFAYETTE SQUARE





A MULTI-TENANT RETAIL CENTER:

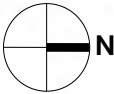
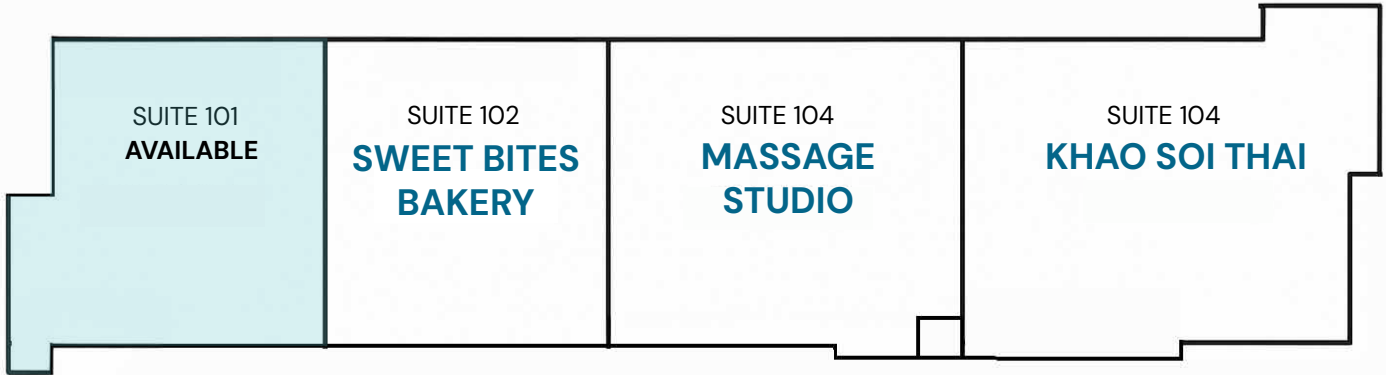
- Strip Center: 5,400 SF
- Below Market Rents
- E-Commerce Resistant, Service-based Tenants
- HVAC – 5 Rooftop units
- 25 parking spaces
- 85% Occupied with diverse tenant mix
- Base rent annual escalations
- Roof in great condition – 9 years old



STARFISH CAR WASH:

- 5 self-serve bays: 1,993 SF
- Traffic count- 17,141/day
- Major Capital Improvements 2021/2022
- Heated floor slabs
- LED lighting
- New Compressor
- New water softener
- 2 New Change machines
- 3 New Vacuums
- New Water Heater
- New Nayax Credit Card System
- Room to add value – add more vac & vending
- Video security system
- Many other upgrades

SITE PLAN



STARFISH CAR WASH: 5 Bay Self-Serve Car Wash



PROPERTY LOCATION

Explore more in the area.

1

2

3

DEMOGRAPHICS



POPULATION

5 MILE RADIUS

146,560

TRAFFIC COUNT

FOR THE CORNER

18,100/DAY

AVERAGE HOUSEHOLD INCOME

5 MILE RADIUS

\$155,214*Source- Costar 2025*

The City of Lafayette was recently named one of the 50 best places to live in the US, the 8th best city in Colorado, the 47th best place to live in America, and the 19th safest City in Colorado.

Living in Lafayette offers residents a sparse suburban feel and most residents own their homes. In Lafayette there are a lot of restaurants, coffee shops, and parks. Many families and young professionals live in Lafayette and residents tend to have moderate political views. The public schools in Lafayette are highly rated.

