



Please Contact Christian, Scott or Jeff for more information and to see full offering memorandum.

RETAIL
& OFFICE
CENTER

**FOR
SALE**

400 West South
Boulder Road,
Lafayette, Colorado



OFFERING BROCHURE*

the **DISTRICT**

**Colorado
Group**

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**Dean
Callan**
& COMPANY, INC.

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DISCLAIMER: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it is your responsibility to independently confirm its accuracy and completeness.

EXECUTIVE SUMMARY - OFFERING

Located in Lafayette, Colorado, The District is a mix of national and locally based retail and office Tenants.

The center is located in one of the fastest growing areas in the region* and has a gross square footage building footprint of 53,322 SF on a 5.74 acre parcel of land. The building footprint does not include the patio spaces or the outlying ATM machine in the parking lot that are part of the property and accounts for approximately another 4,168 square feet.

The site provides 562 surface parking spaces* and is strategically located at the highly visible junction of Highway 287 and W. South Boulder Road.

The property is 100% Leased with 10 tenants including: Flatirons Community Church Offices, Front Range Brewery, Otis Coffee, Subway, JP Morgan Chase, Krishna Grocery plus new concepts Nok's Donuts, Basecamp Co-Working, Culinary Theory Restaurant and Button Rock Bakery and Drumbox.

* CoStar



PROPERTY NAME	The District
PROPERTY ADDRESS	400 W. South Boulder Road Lafayette, CO 80026
LISTING PRICE	\$9,965,000
NOI	\$797,088 - Year 1
CAP RATE	8.00% - Year 1
COUNTY	Boulder
SQUARE FOOTAGE	53,322 GSF* 48,212 RSF
PRICE PER SQUARE FEET	\$187/GSF \$207/RSF
LAND SIZE	250,034 SF (\$40/SF)
Y.O.C.	1984
ZONING	C-1 PUD
AVG WGT REMAINING LEASE TERM	~6.5 Years

TENANTS



*The GSF does not include 4,039 of patio space and the ATM in the parking lot.

INVESTMENT HIGHLIGHTS

IN-PLACE LEASES

In place are several new long-term leases at market rates with annual increases. The weighted average lease term remaining is ~6.5 years. The property has undergone recent renovations and updates, attracting new concepts at higher yet affordable rates and many previous leases have been renegotiated to bring them more in line with the current market.

VALUE-ADD OPPORTUNITIES

In addition, there are existing leases with future value-add opportunities and the central communal space can be re-worked to provide additional leasing / retail options.

HIGH VISIBILITY

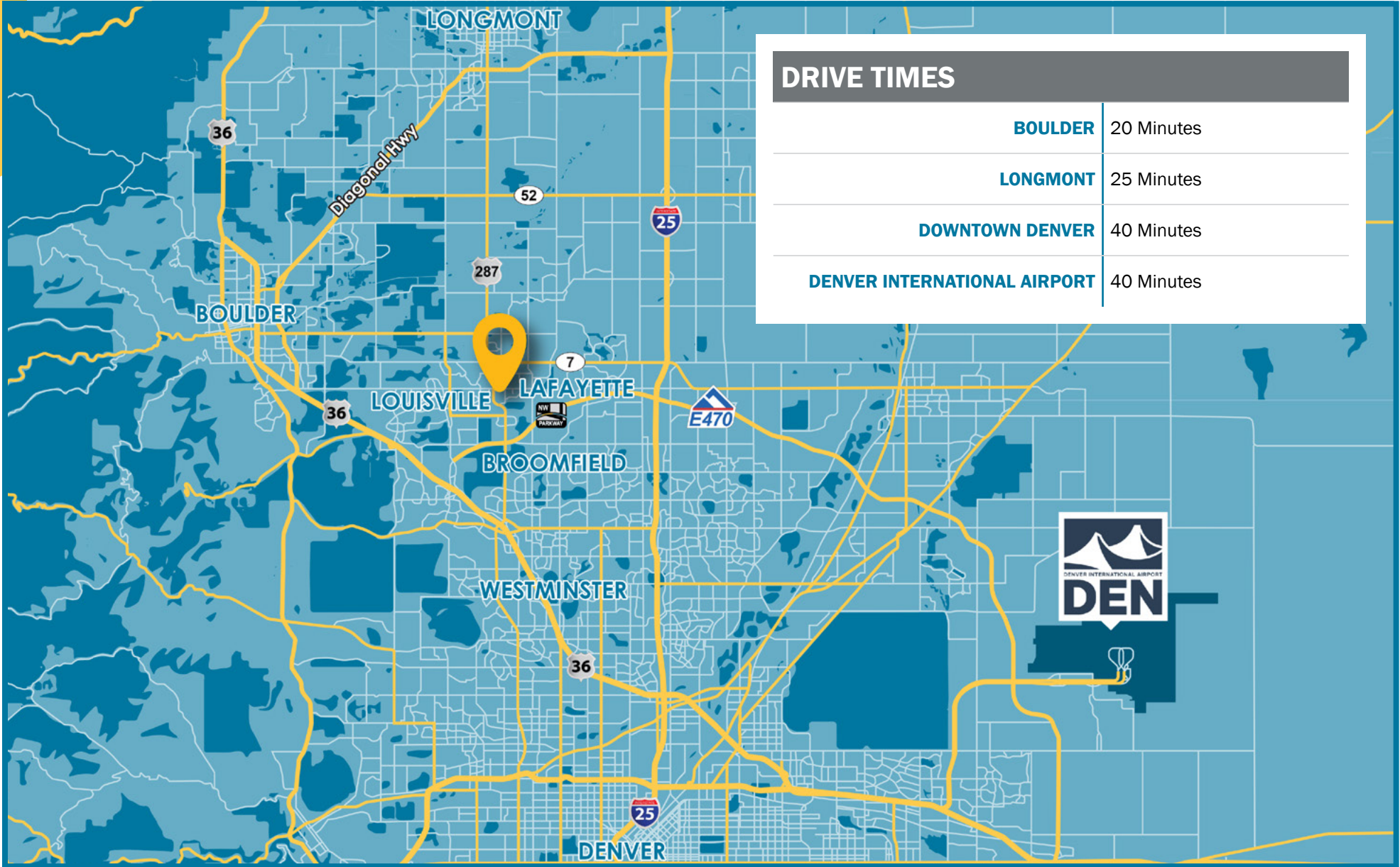
The District is located on W South Boulder Road just east of Highway 287 and west of S. Public Road in Lafayette, CO. There is access from several points - W. South Boulder Road, Coal Creek Drive, Courtney Way and Dixon Avenue. Traffic counts at Hwy 287 & W. South S Boulder Road equals over 40,000 cars per day. Other businesses in the immediate area include: Anytime Fitness, Chipotle, Einstein Bros Bagels, Jax of Lafayette, Jax Lafayette Ranch & Home, H&R Block, Lafayette Marketplace, Natural Grocers, Sprouts, Starbucks and more.



AMENITIES MAP



LOCATION MAP



Colorado
Group

**THE COLORADO
GROUP, INC.**

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BOULDER, CO 80301
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the **DISTRICT**



OFFERING BROCHURE*

THE DISTRICT — 400 WEST SOUTH BOULDER ROAD, LAFAYETTE, CO 80026

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CONFIDENTIALITY, NON-DISCLOSURE AND NEGOTIATION AGREEMENT

This Confidentiality, Non-Disclosure and Negotiation Agreement ("Agreement") is made by and between _____ ("Prospective Buyer") and any related persons, business entities, and their officers, directors, partners, employees, agents and advisors of the Prospective Buyer, and Flatirons Community Church, Inc. ("Seller") and its agents.

WHEREAS, Prospective Buyer has requested information from Seller for the purposes of investigating a possible purchase of the real estate owned by Seller, as more particularly described as The District Shopping Center, Lafayette, CO (the "Assets").

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, and to induce the release of information by Seller, Seller and Purchaser/Tenant agree as follows:

1. Prospective Buyer will not disclose any information obtained hereunder, or in the course of its investigation of the Assets, to any person or organization not herein authorized, or, by disclosure or confirmation, that Prospective Buyer is investigating a possible purchase of Assets.
2. Prospective Buyer may disclose such information to Prospective Buyer accountants or attorneys provided such information is to be disclosed only for evaluation of a potential purchase of the Assets.
3. This Agreement applies to all information received by Prospective Buyer from Seller now and in the course of future investigations, which is not available to the general public. All information provided pursuant to this Agreement shall be deemed confidential and valuable and the proprietary information of Seller. Unauthorized disclosure of said information, even without intent to harm, could and will cause substantial and irreparable damage to Seller and the parties agree that any such disclosure or threatened disclosure may be enjoined.
4. All information provided shall be used for the sole purpose of evaluating the decision for potential purchase of the Assets and shall not at any time, or in any manner, be utilized for any other purpose. Prospective Buyer shall promptly advise Seller when its investigations or negotiations are completed and will immediately return all information furnished by Seller, in whatever form, without retaining copies, summaries or extracts, thereof. Unless extended by mutual written agreement, all information furnished by Seller shall be returned to Seller and/or destroyed within thirty (30) days of the date of this agreement. Any Information not so destroyed (or returned) will remain subject to this Agreement.
5. Prospective Buyer shall not contact Seller's banker, lender, accountant, attorney, employees, suppliers, competitors, associates, tenants, or customers who might have information concerning Seller or the Assets, without prior written permission from Seller.
6. Owner will endeavor to include in the Information materials it believes to be relevant for the evaluating the Asset, but Owner makes no representation or warranty as to the accuracy or completeness of any Information.
7. In the event of a dispute among the parties hereto, the prevailing party, in addition to the award of damages or any other remedy, shall be entitled to recover its attorney fees and other reasonable costs incurred in enforcing this Agreement from the non-prevailing party. Prospective Buyer hereby submits to the jurisdiction of the State of Colorado and agrees that the laws of the State of Colorado shall control and the parties agree that venue for any enforcement of this agreement shall be exclusively with the courts in and for the State of Colorado.

CONFIDENTIALITY, NON-DISCLOSURE AND NEGOTIATION AGREEMENT

8. Prospective Buyer is not affiliated with or representing any governmental, administrative or investigative agency, and information provided by Seller shall not be used to the detriment of Seller.

9. Prospective Buyer agrees to work directly, present all offers and communicate with the Scott Crabtree and Jeff Levy of The Colorado Group, Inc. and Christian Smith of Dean Callan & Company, Inc.

IN WITNESS WHEREOF, the undersigned Parties have executed this Agreement.

PROSPECTIVE BUYER:

By _____

Name _____

Company _____

Email _____

Phone _____

Date _____

Title _____