

WAL-MART RETAIL PAD SITES

FOR GROUND LEASE OR SALE

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1257 & 1297 DIAMOND CIRCLE

LAFAYETTE, CO 80026



LOT 2: 1297 DIAMOND CIRCLE

0.98± ACRES (42,717 SF)

Ground Lease: \$50,000/year NNN

Sale Price: Negotiable

LOT 3: 1257 DIAMOND CIRCLE

1.00± ACRES (43,570 SF)

Ground Lease: \$50,000/year NNN

Sale Price: Negotiable

ZONING: Regional Business – PUD

Retail pad sites located near the NWC of the signalized intersection of Highway 287 and Baseline Road in Wal-Mart anchored retail center. The sites are within a rapidly growing commercial and residential area.

LAFAYETTE POPULATION GROWTH

Population Change (2010 - 2019) **+25.3%**

Source: www.census.gov

For more information:

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LOCATION INFORMATION

Lafayette is a strong supporter of economic development. The City is located just northwest of Denver in southeast Boulder County, 10 miles east of Boulder. The community offers a small town atmosphere with the convenience of easy access to a major metropolitan area. Lafayette's location, accessibility, and high quality of life combine to make it a desirable location for retail, residential and commercial development.

DEMOGRAPHICS

DISTANCE	1 MILE	3 MILES	5 MILES
2021 Est. Population	8,917	52,185	107,775
2026 Projected Population	9,498	57,026	118,457
Est. Avg. HH Income	\$123,944	\$131,629	\$146,786
Median Age	40.3	40.6	40.4

Source: Site To Do Business, October 2021

MAJOR EMPLOYERS

- Exempla/Kaiser Medical Complex
- UFP-Lafayette
- SLC Health - Good Samaritan Medical Center
- Imagine!
- Rocky Mountain Instruments
- Ball Aerospace
- GE Dharmacon RNA
- City of Lafayette

LAFAYETTE ACCOLADES

- 2021 7th best City in Colorado - Home Snacks
- 2021 47th Best City to live in America - 24/7 Wallstreet
- 2020 19th safest City in Colorado - OutthereColorado
- 2018 AARP Most Livable Cities for populations between 25,000 and 99,999 (ranked #4 nationally)
- 2018 Governor's Award for Downtown Excellence: The Collective Community Art Center - Best New Addition to Downtown
- #12 - Best 25 Suburbs to Live in the Denver Area
- 2015 Governor's Award for Downtown Excellence - Best Adaptive Reuse or Rehabilitation; for the Lafayette Commons project
- Best Small City: 3rd in Colorado, 48th in the nation 2015's Best and Worst Small Cities in America - Wallethub
- 5 Best Cities for Families in Colorado - Livability.com
- Best Places to Raise a Family in Colorado - Wallethub

LAFAYETTE HOUSING STATS



Household Summary in Lafayette area - 2021-2026

Annual Growth Rate of **2.05%**

(as of October 2021, Source: Site To Do Business)

Median Home Value (2015-2019) - **\$422,000**

(Source: Census.gov)

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ZONING AND USES

AVAILABLE:

	Size (acres)	Sq. Ft.	Ground Lease	Sales Price
1297 Diamond Circle (Lot 2)	0.98±	42,717	\$50,000/year NNN	Negotiable
1257 Diamond Circle (Lot 3)	1.00±	43,570	\$50,000/year NNN	Negotiable

To view Final Plat, [click here](#).



ZONING: Regional Business – PUD

PERMITTED USES:

- Financial institutions
- Service shops
- Retail stores
- Medical or dental
- Car Wash – Special Review
- Brew Pub – Special Review
- Daycare – Special Review
- Micro-brew pub
- Micro-brewery
- Hotel
- Barber and beauty
- Dry cleaners
- Travel agency
- Restaurant
- Veterinarian practice
- Art gallery or studio

Please note that other uses may be permitted administratively or by special review. Please see the City of Lafayette Land Use Code for a complete list of these uses and other important zoning standards.

For a full list of uses and complete Zoning Code: [Click Here](#)

RESTRICTED USES:

- Theatre
- Bowling alley
- Billiard parlor
- Night club
- Any business deriving more than 35% of its gross sales from the sale of alcoholic beverages (Without consent from Wal-Mart)
- Membership warehouse club
- Pharmacy
- Discount department store
- Grocery store
- Gas or fuel facility*

*Use is currently restricted, but landowner believes it may be possible to remove the restriction.

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PROPERTY LOCATION



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