

FOR GROUND LEASE › RETAIL PADS

SUPER WALMART PADS

NWC OF HIGHWAY 287 & DIAMOND CIRCLE › LAFAYETTE, CO



LISA VELA
+1 303 283 4575
lisa.vela@colliers.com



JAY LANDT
+1 303 283 4569
jay.landt@colliers.com

COLLIERS INTERNATIONAL › 4643 South Ulster Street, Suite 1000 › Denver, CO 80237

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“ Adjacent to high-grossing Super Walmart

SITE INFORMATION

- › 2 retail pads available for ground lease only:
 - Lot 3: 1 Acre (43,560 SF)
 - Lot 2: 1 Acre (43,560 SF)
- › Contact Broker for rates

HIGHLIGHTS

- › Located on the signalized intersection of Highway 287 and Diamond Circle with visibility to over 28,000 VPD
- › Trade area includes Super Walmart, King Soopers, Walgreens, Chili's and McDonald's
- › Next to new retail development with tenants such as Mod Pizza, Starbucks, Pacific Dental and more



TRAFFIC COUNTS

U.S. 287 North of Baseline Road:

28,069 Cars/Day

U.S. 287 South of Baseline Road:

27,987 VPD

Source: MPSI 2014 Estimates



SITE PLAN



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population:	8,544	45,982	93,340
Average HH Income:	\$103,078	\$106,305	\$119,762
Employees:	3,104	18,804	36,295

Source: ESRI, 2016 estimates