

LAND

\$9-10/SF

FOR SALE

Northwest corner of Highway 287 (S. 112th Street)
and Highway 42 (Empire Road), Lafayette, CO



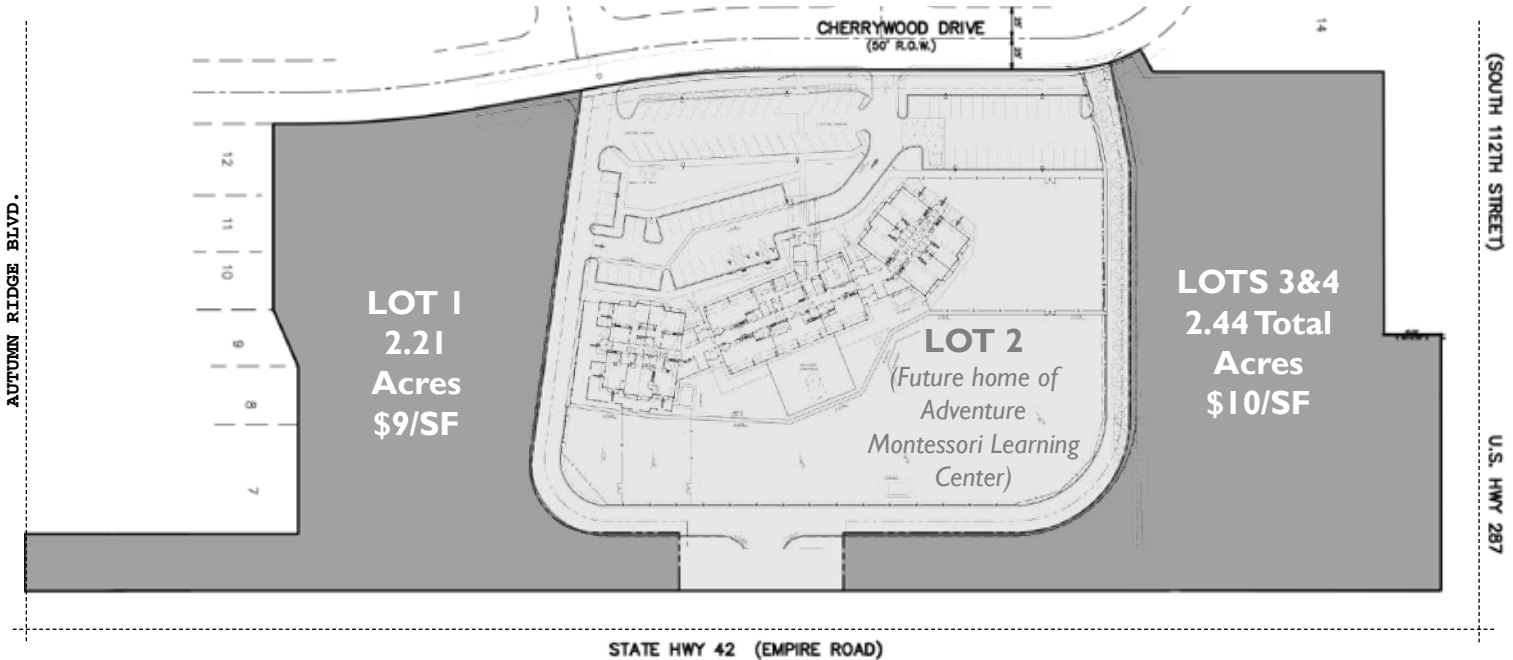
TWO LAND PARCELS AVAILABLE FOR SALE:

Ideal site for medical offices, event centers, assisted living, recreational facilities, private membership clubs, retirement facilities, art gallery, or mortuary.

- Lot 1: 2.21 Acres (see reverse)
- Lot 3 and 4: 2.44 total acres (see reverse)
- Excellent visibility along Highway 42 in Lafayette
- Quick and easy access to Good Samaritan Medical Center as well as residential areas to the south, north and east



SITE PLAN



PROPERTY HIGHLIGHTS:

- Lot 1—Approximately 2.21 acres directly west of the future Adventure Montessori Learning Center in Lafayette, CO
- Lot 3 and 4—Approximately 2.44 acres at the corner of Hwy 287 and Hwy 42, just east of the future Adventure Montessori Learning Center and across the street from Exempla Good Samaritan Medical Center.
- Excellent visibility along Highway 42 in Lafayette
- Quick and easy access to Good Samaritan Medical Center as well as residential areas to the south, north and east
- Traffic counts at Highway 42 and 287 is 30,800 cars/day (CDOT, 2008)

Legal Description

Boyd Minor Subdivision, a replat of Brideun Minor Subdivision & Tract C-1, Autumn Ridge Filing No. 1, City of Lafayette, County of Boulder, State of Colorado.

Location

Available sites are located at the NWC of State Highway 42 (Empire Road) and Highway 287 (S. 112th Street) in Lafayette, Colorado.

The Exempla Good Samaritan Medical Center is just east of the subject property. SoLa Development is immediately east which will include a 29-acre commercial site and 53 acres of high density residential including a 98-room hotel and up to 426,000 sf of retail, office and restaurant uses.

Easy access from the Northwest Parkway to the south.

FAST FACTS:

City of Lafayette

Lafayette, Colorado is located on the eastern edge of Boulder County, just northwest of Denver and provides a small-town atmosphere with the convenience of easy access to a major metropolitan area.

- Population: 95,398
- Average HH Income: \$117,515
- Average HH Size: 2.64
- Median Age: 36.77
- Households: 34,473

Good Samaritan Medical Center

Exempla Good Samaritan Medical Center is northern Colorado's newest regional medical center providing 24-hour medical services. The hospital is 477,000 square feet on a 77-acre campus with 234 beds and expansion potential to 450 beds.

Major Employers in Lafayette

Exempla/Kaiser Medical Complex, Abacus (ad agency), Universal Forest Products (manufacturing), Wal-Mart, Rocky Mountain Instruments and Dharmacon.

RIGHT: Photo rendering of the Adventure Montessori Learning Center opening in 2011.



EXCLUSIVELY MARKETING BY:
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