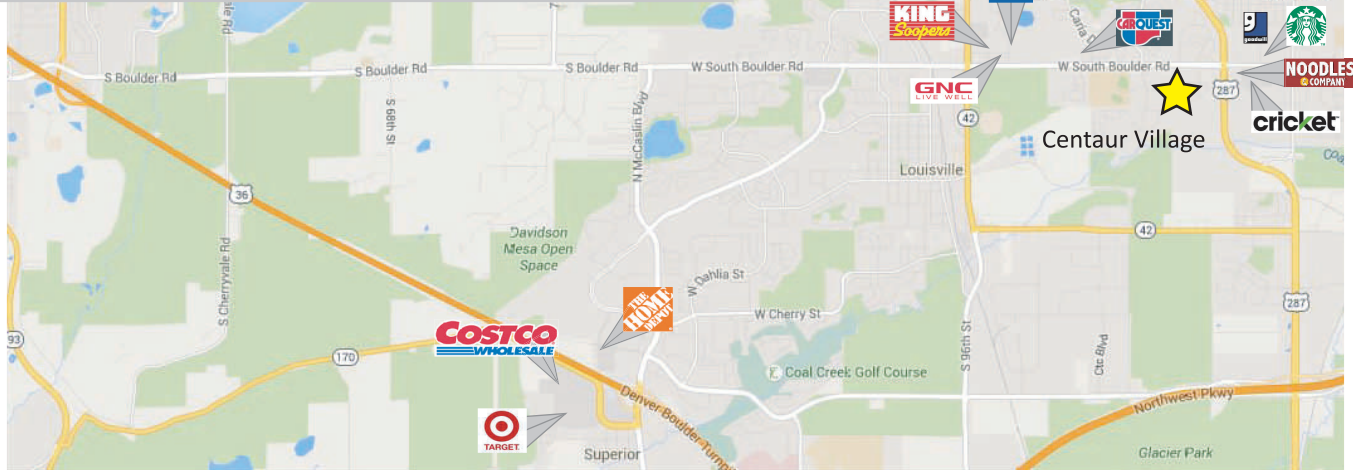


1202-1320 Centaur Village Dr, Lafayette, CO 80026



## Property

Join the rapidly growing retail market in Lafayette!

- Great high traffic location with spaces that can be used for restaurant or retail.
- Accessible from W South Boulder Rd & Centaur Village Dr.
- Strong signage with more than 20,000 passing cars/day.
- Ample parking and great visibility. Join the fast growing community of Lafayette.

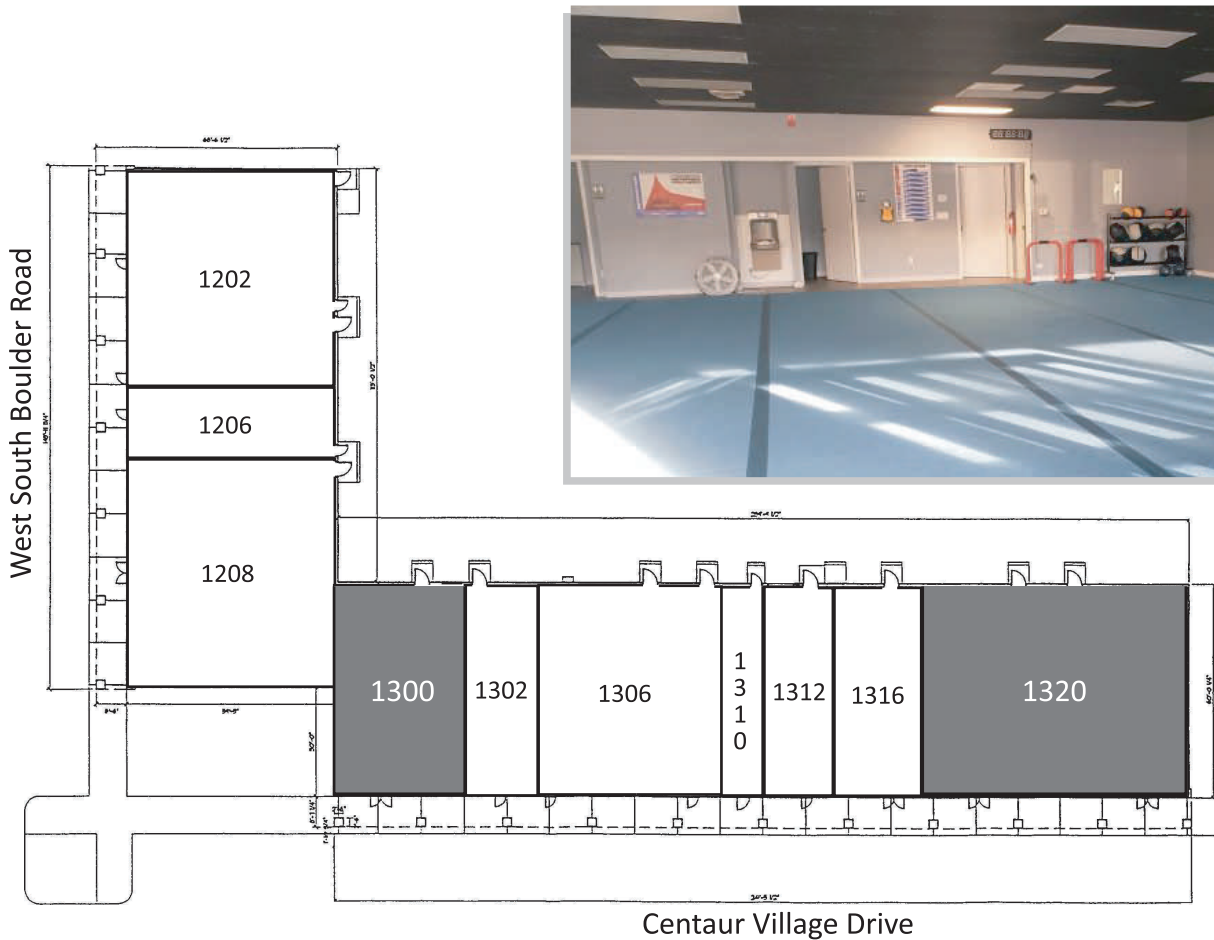
## Building Information

Building Size:	23,083 SF
Zoning:	Commercial
County:	Boulder
YOC:	1977; Remodeled in 2001
Lease Type:	NNN
Estimated NNN Rate:	\$6.72/SF
Parking:	5.27/1000

Unit	SF Available	Rent/SF
1300	2,171	\$13.00

The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

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### Demographics (2019):

	5 min	5-10 min	10-15 min
Population:	23,745	48,568	124,443
Med HH Inc:	\$80,302	\$103,873	\$104,592

Close proximity to Centaurus High School, Angevine Middle School, and Ryan Elementary.

### Office Building Tenants

- Edward Jones
- Compass Bank
- iVolve Americas
- Behavior Services of the Rockies
- Karuna Care Services

### Retail Center Tenants

Unit	Tenant	SF
1202	Dillinger's Food & Spirits	
1206	Aya Yay Tacos	
1208	Centaur Food & Fuel	
1300	Available	2,171
1302	ChoN'anga Chocolate	
1306	Church of Scientology	
1310	Specialty Designs	
1312-1316	Avalon Funeral	
1320	Available	4,537
<b>Total Available SF</b>		<b>6,708</b>

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