



HIGH GROWTH CORRIDOR LAND FOR SALE

523 Crossing Dr, Lafayette, CO, 80026

Positioned within one of Lafayette's growing commercial corridors, the land at 523 Crossing Drive presents a compelling long-term investment opportunity. The site offers strong visibility, convenient access to major thoroughfares, and proximity to established residential neighborhoods and daily-use retail, supporting sustained demand and future appreciation potential. With continued growth throughout Lafayette and the greater Boulder County market, this property provides investors the opportunity to secure a strategic land position in a high-quality, supply-constrained submarket.

- Near corner of HWY 287 and W Baseline Rd
- High visibility and traffic
- Surrounded by amenities including restaurants, coffee shops, retail, and established medical office

PROPERTY OVERVIEW

AVAILABLE SF	51,210 SF*
SITE SIZE	1.18 Acres
SALE PRICE	\$609,000
PROPERTY TAXES	\$16,790.52 (per assessor's website)
ZONING	C1 - Regional Business

*Source - BC assessor's website

FOR MORE INFORMATION:

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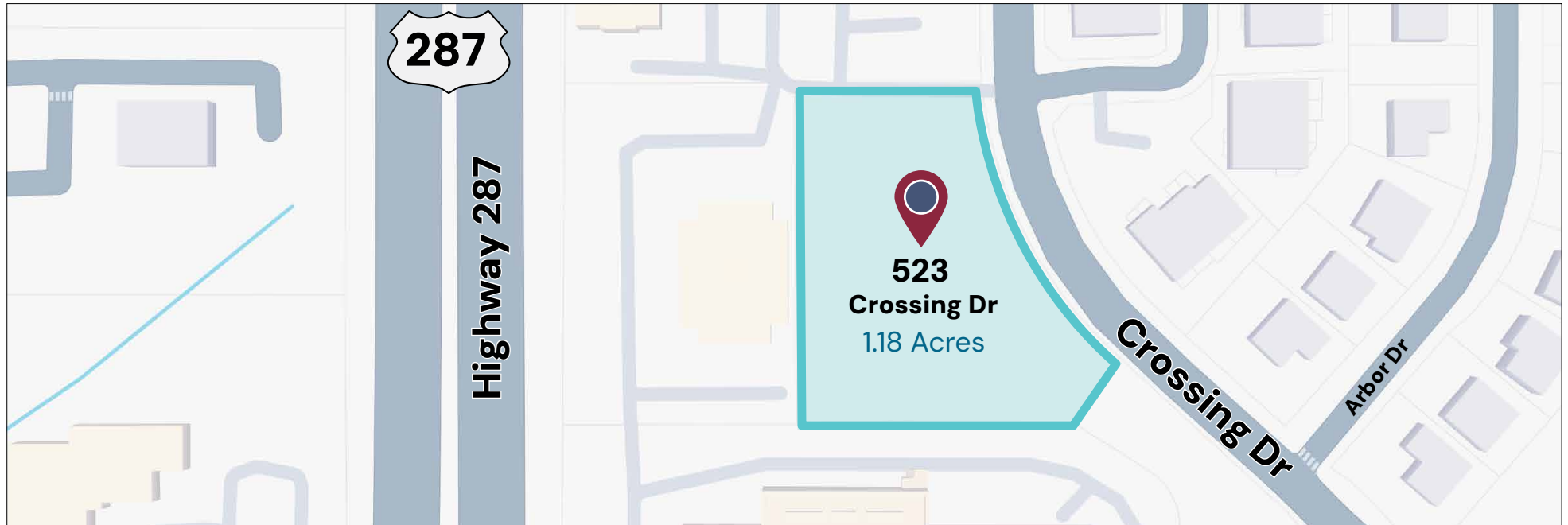
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SITE AREA



The land parcel at 523 Crossing Dr presents a prime opportunity for commercial development in one of Boulder County's most active retail corridors. Positioned within a well-established commercial district and surrounded by national and local retailers, the site benefits from strong visibility, convenient access, and steady consumer traffic from the surrounding residential communities. Notably, the property is located directly adjacent to 511 Crossing Dr, another land parcel currently offered for sale, creating potential for a larger combined development opportunity.

The parcel offers an ideal setting for a variety of commercial uses including retail, restaurant, medical, or professional office development. With its strategic location, growing population base, and proximity to major transportation routes connecting Boulder and Denver, 523 Crossing Dr represents a compelling long-term investment or development opportunity in a thriving Front Range market.

ALLOWABLE USES BY RIGHT:

- General Retail
- Specialty Retail
- Restaurant or Cafe
- Quick-Service / Fast-Casual Dining
- Coffee Shop or Bakery
- Professional Office
- Medical & Dental Office
- Financial Institution / Bank Branch
- Personal Services (Salon, Spa, Barber, Nail Studio)
- Health & Wellness Service (Physical Therapy, Fitness Studio)
- Pet Services
- Educational or Tutoring Service
- Daycare / Childcare (subject to city review)
- Community or Service Organization

DEMOGRAPHICS



POPULATION

2 MILE RADIUS

5 MILE RADIUS

10 MILE RADIUS

33,320

115,452

475,595



EMPLOYEES

2 MILE RADIUS

5 MILE RADIUS

10 MILE RADIUS

11,182

38,576

262,997



AVERAGE HOUSEHOLD INCOME

2 MILE RADIUS

5 MILE RADIUS

10 MILE RADIUS

\$134,229

\$152,763

\$128,440

Lafayette, Colorado is a stable, affluent Boulder County community with a population of approximately 30,000 residents and strong household incomes exceeding \$110,000. The area benefits from a well-educated workforce, a balanced mix of families and working professionals, and proximity to major employment centers in Boulder and the U.S. 36 corridor—supporting consistent demand for commercial real estate.



PROPERTY LOCATION



- 1 Walmart Supercenter
- 2 Chili's Bar & Grill
- 3 Saigon District One
- 4 Salinas Protos
- 5 Sushi Aji
- 6 VASA Fitness
- 7 McDonald's
- 8 Jimano's Pizzeria
- 9 24 Hour Fitness
- 10 Walgreens
- 11 7-Eleven
- 12 Liquid Mechanics Brewing Company

Explore more in the area.