

421
ASPEN RIDGE DRIVE

RETAIL LAND AVAILABLE
FOR SALE

Lafayette, CO 80026

CBRE



EXECUTIVE SUMMARY

421 ASPEN RIDGE DRIVE

Lafayette, CO 80026

W BASELINE RD

ASPEN RIDGE DR

Corner lot available in Lafayette, Colorado, located within a thriving and growing business community.

The property is surrounded by grocery stores and a wide variety of retail and office users, all within close proximity. The area benefits from strong retail demographics and consistent consumer traffic.

PROPERTY HIGHLIGHTS



Hard corner location offering excellent visibility and strong traffic counts



Established trade area featuring Super Walmart, King Soopers, Walgreens, Starbucks, McDonald's, Chili's, and Discount Tire



Strong demographics supported by population growth, high household incomes, strong home values, and robust traffic volumes



Permitted uses include most retail and office, as well as medical, restaurant, bank, and hospitality use

PROPERTY DESCRIPTION



Address
421 Aspen Ridge Drive



Highway Visibility
Yes



Market/Submarket
Lafayette, CO



Total Price
\$1,050,000.00



Square Footage
61,696 SF



Utilities
Off-Site (In Street)



Lot Size
1.42 Acres



Taxes
\$18,126.00

Lafayette is a well established community in Boulder County

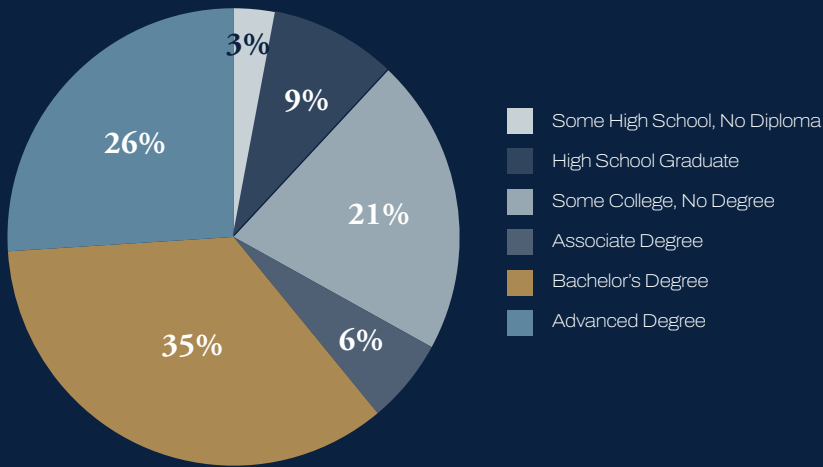
located between Boulder and Broomfield with convenient access to **U.S. Highway 287** and the Denver–Boulder corridor. The city has a population of approximately **30,000 residents** and is characterized by **strong household incomes, high educational attainment, and a diverse employment base**, supporting consistent demand for commercial and service oriented uses.

Lafayette benefits from its proximity to major employment centers in Boulder, Louisville, and the greater Denver metro area, while maintaining a distinct local identity anchored by Old Town Lafayette and established residential neighborhoods. These fundamentals, combined with a stable and affluent consumer base, position Lafayette as an attractive market for commercial development serving both local and regional users.

PROPERTY OVERVIEW



EDUCATIONAL ATTAINMENT – 5 MILES (2025)



POPULATION

	2 MILES	5 MILES	10 MILES
2020 Population	34391	112169	467935
2025 Population	35480	116939	479051
2030 Population Projection	35705	119862	489598
Annual Growth 2020-2025	0.6%	0.9%	0.5%
Annual Growth 2025-2030	0.1%	0.5%	0.4%
Median Age	41.7	42	38
Bachelor's Degree Or Higher	57%	62%	54%
U.s. Armed Forces	15	92	441



INCOME

	2 MILES	5 MILES	10 MILES
Avg Household Income	\$143,537	\$158,801	\$141,354
Median Household Income	\$110,994	\$133,327	\$112,307
< \$25,000	1438	3184	19411
\$25,000 - \$50,000	1644	4291	19959
\$50,000 - \$75,000	2113	5483	23857
\$75,000 - \$100,000	1359	4481	20558
\$100,000 - \$125,000	1079	3872	19138
\$125,000 - \$150,000	1069	3721	15066
\$150,000 - \$200,000	1826	7057	25173
\$200,000+	3529	13012	43252

DEMOGRAPHICS



AREA MAP



421
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CONTACTS

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