

Lafayette Retail Space For Sublease

1280 CENTAUR VILLAGE DR | LAFAYETTE, CO 80026

UNIT 3/4

Size: 2,015 SF

Rate: \$20 NNN

Available: Immediately

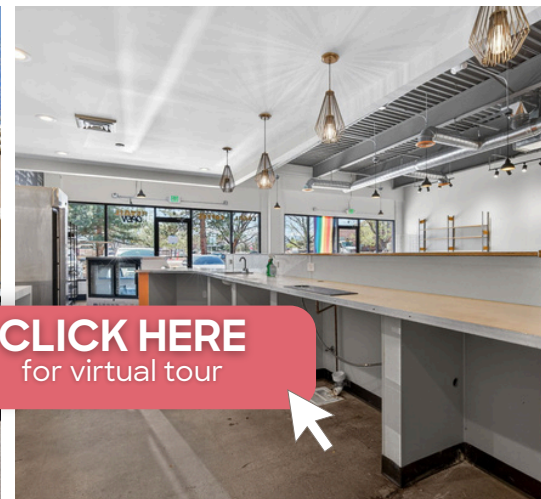
Sublease Term Ends: 7/31/28

ESPRESSO YOURSELF

Go ahead... espresso yourself. This turnkey coffee shop is fully equipped and ready to serve, with everything in place to start pouring from day one. Positioned directly across from a high school, you've got a built-in stream of regulars looking for their daily fix, morning boost, or after-school pick-me-up. Set within a strong neighborhood retail center in Lafayette, this is your chance to plug in, stand out, and keep the energy (and espresso) flowing.

PROPERTY HIGHLIGHTS

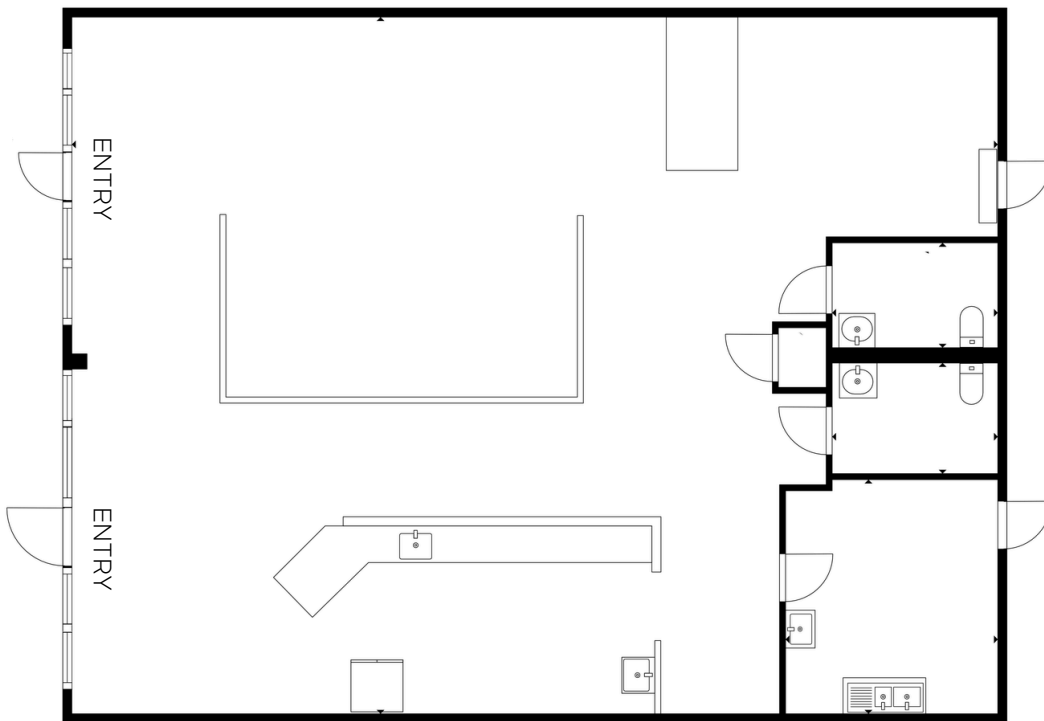
- Turnkey coffee shop
- 3 floor sinks & 1,000 gallon grease trap
- 2 ADA bathrooms
- Brand new HVAC & storefront glass
- Some exclusions apply: tattoo users, sandwich shops, chicken/rice cuisine, nail salons, women's hair salons, yoga users, chiropractors, dog training facilities, pet food store, & pizza



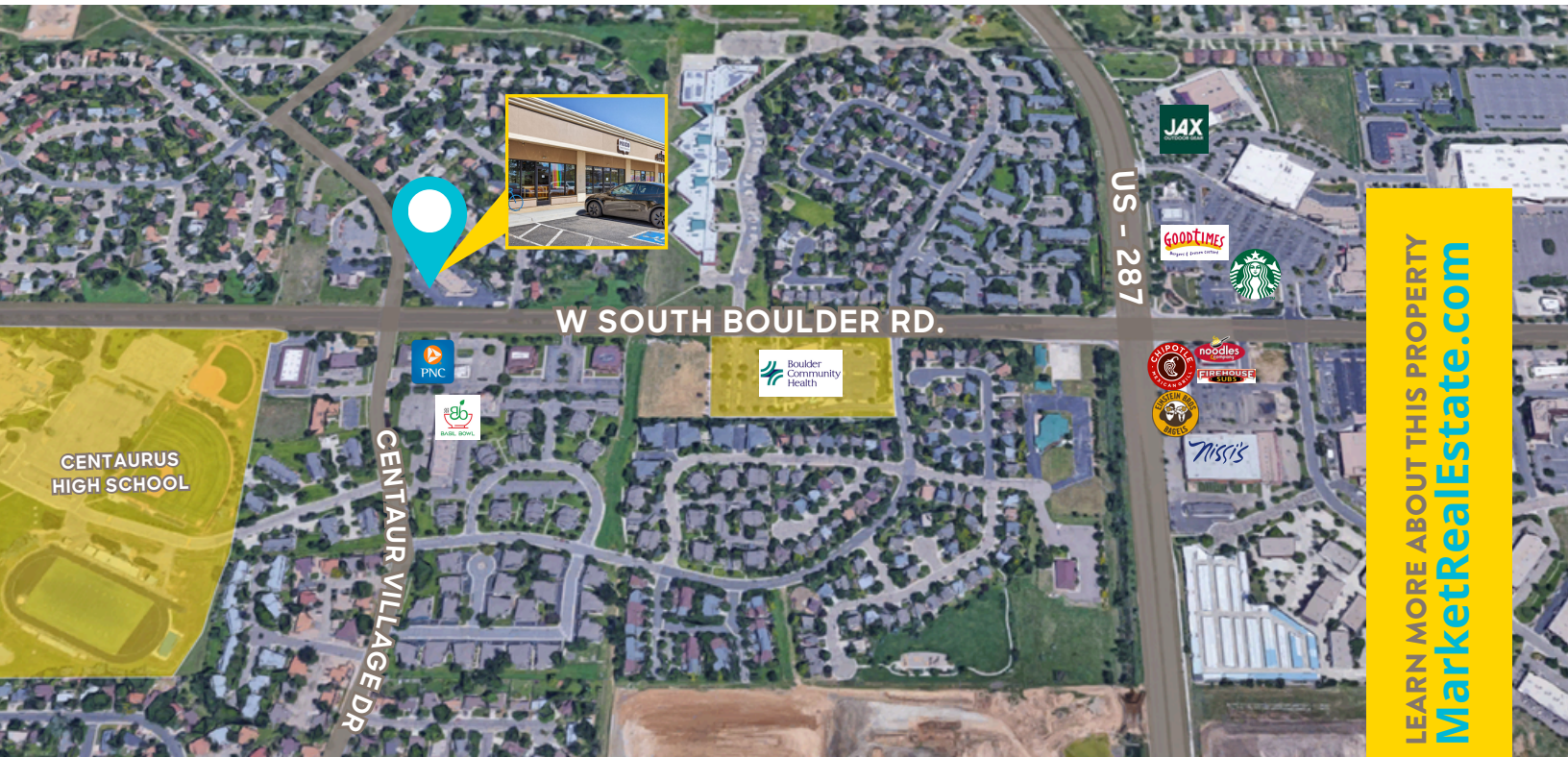
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