



Lafayette Business District

**FOR SALE**

211 E Simpson Street, Lafayette,  
CO 80026

## Property Summary

Building Size	3,924 SF
Lot Size	6,983 SF
Building	Stand Alone
Year Built	1968
Roof	Flat
Zoning	B1
Parking	6 (1.53/1,000 SF RA)

Perfect location in Lafayette's vibrant business district! Featuring two buildings, including a 2,774 square foot office and a 1,150 square foot garage/storage unit with heavy power, an estimated 800 amp, 3-phase electrical service. This property is ideal for offices or retail or light industrial use.



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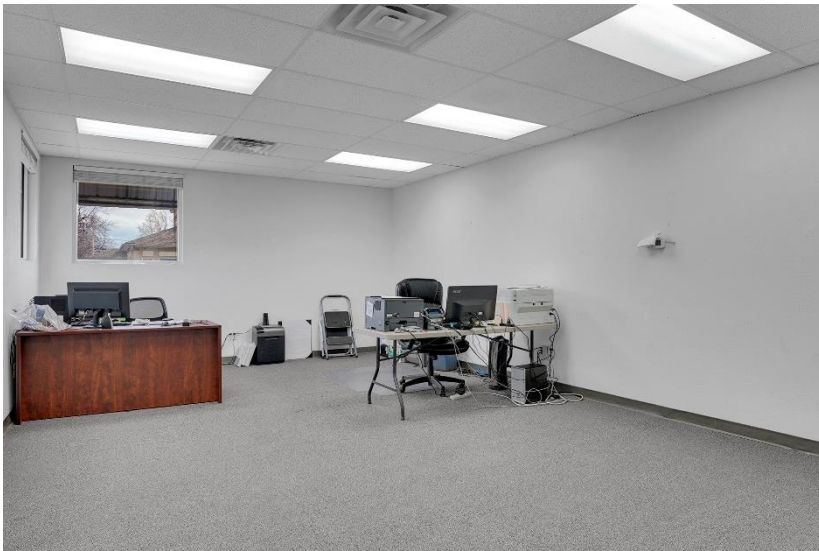
[doraquispe@yahoo.com](mailto:doraquispe@yahoo.com)

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# Lafayette's Vibrant Business District

211 E Simpson Street, Lafayette, CO 80026

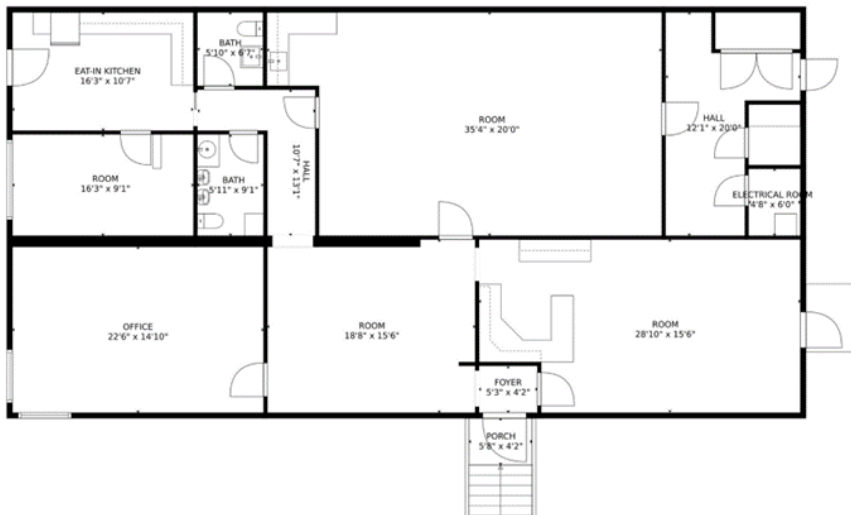
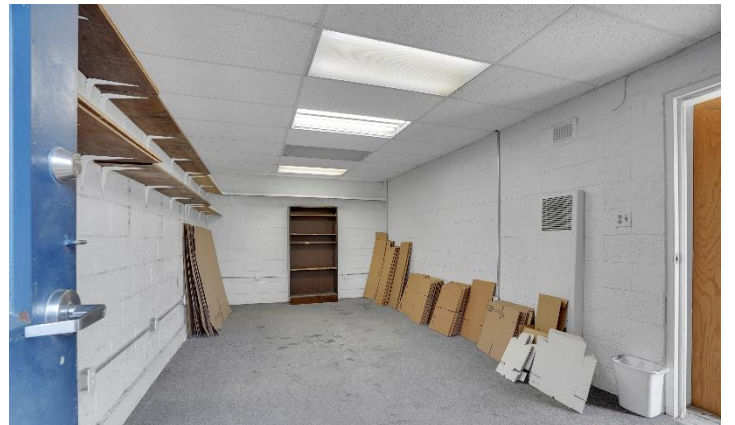
## Property Photos



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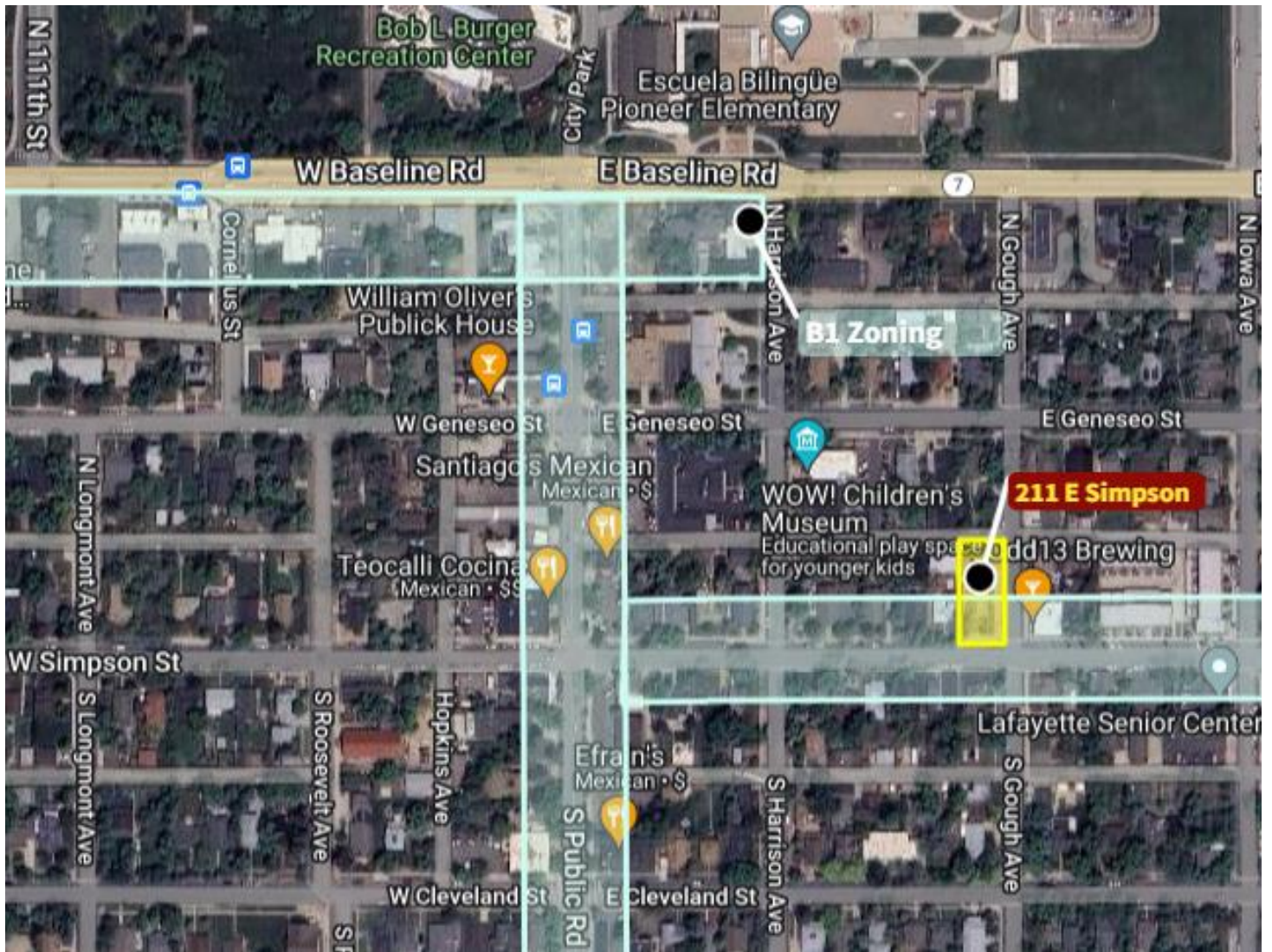
## Property Photos



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## Property Photos



## Demographics

### Income

	<b>2 mile</b>	<b>5 mile</b>	<b>10 mile</b>
Avg Household Income	\$116,630	\$146,745	\$122,838

### Population

	<b>2 mile</b>	<b>5 mile</b>	<b>10 mile</b>
2023 Households	32,279	95,298	407,251
2028 Households	33,799	134,591	498,953

(Source: CoStar)