

RETAIL FOR LEASE

CENTAUR VILLAGE RETAIL CENTER

1202 -1320 CENTAUR VILLAGE DRIVE, LAFAYETTE, CO 80026



AVAILABLE SPACES

Suite	Rate	Size
1318	\$15.50 /sf/mo	1,401

OFFERING SUMMARY

AVAILABLE SF:	1,401
BUILDING SF:	23,086
LEASE RATE:	15.50
LEASE TERM:	3-5 years
LOT SIZE:	0 SF
OCCUPANCY:	94%
PARKING RATIO:	5.27/1000
PARKING:	Off Street
NNN EXPENSES	11.48
YEAR BUILT:	1977, Renovated 2001

PROPERTY OVERVIEW

Centaur Village Retail Center is a shopping center located at 1202-1320 Centaur Village Drive in Lafayette, Colorado. It is primarily a retail property available for lease and serves the local community with a variety of commercial spaces. Centaur Retail Center offers landscaping and patios to create a community atmosphere. It includes retailers, dining, and specialty shops that encourage social interaction and community gathering. Located one-half mile west of Hwy 287 on W South Boulder Rd. One half mile west of Hwy 287 on W South Boulder Rd., Lafayette, CO



RBM REAL ESTATE SOLUTIONS

1120 N Lincoln St, Ste 710
Denver, CO 80203



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PROPERTY SUMMARY

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Property Summary

Available SF:	1,401
Building SF:	23,086
Lease Rate:	15.50/SF
Lot Size:	0 SF
NNN:	Yes
Parking Ratio:	5.27/1000
Parking:	Off Street
Year Built:	1977, Renovated 2002
Zoning:	PUD
NNN Amount:	11.48/SF

Property Overview

Centaur Village Retail Center is a shopping center located at 1202-1320 Centaur Village Drive in Lafayette, Colorado. It is primarily a retail property available for lease and serves the local community with a variety of commercial spaces. Centaur Retail Center offers landscaping and patios to create a community atmosphere. It includes retailers, dining, and specialty shops that encourage social interaction and community gathering. Located one-half mile west of Hwy 287 on W South Boulder Rd.

Location Overview

The community surrounding Centaur Village Retail Center in Lafayette, CO, is a vibrant, established residential area with a mix of housing types, demographic diversity, and convenient amenities nearby. Within a 1-mile radius of 1202 Centaur Village Drive, the population is about 9,836 people with a median age around 41 years, reflecting a mature community with families and professionals.

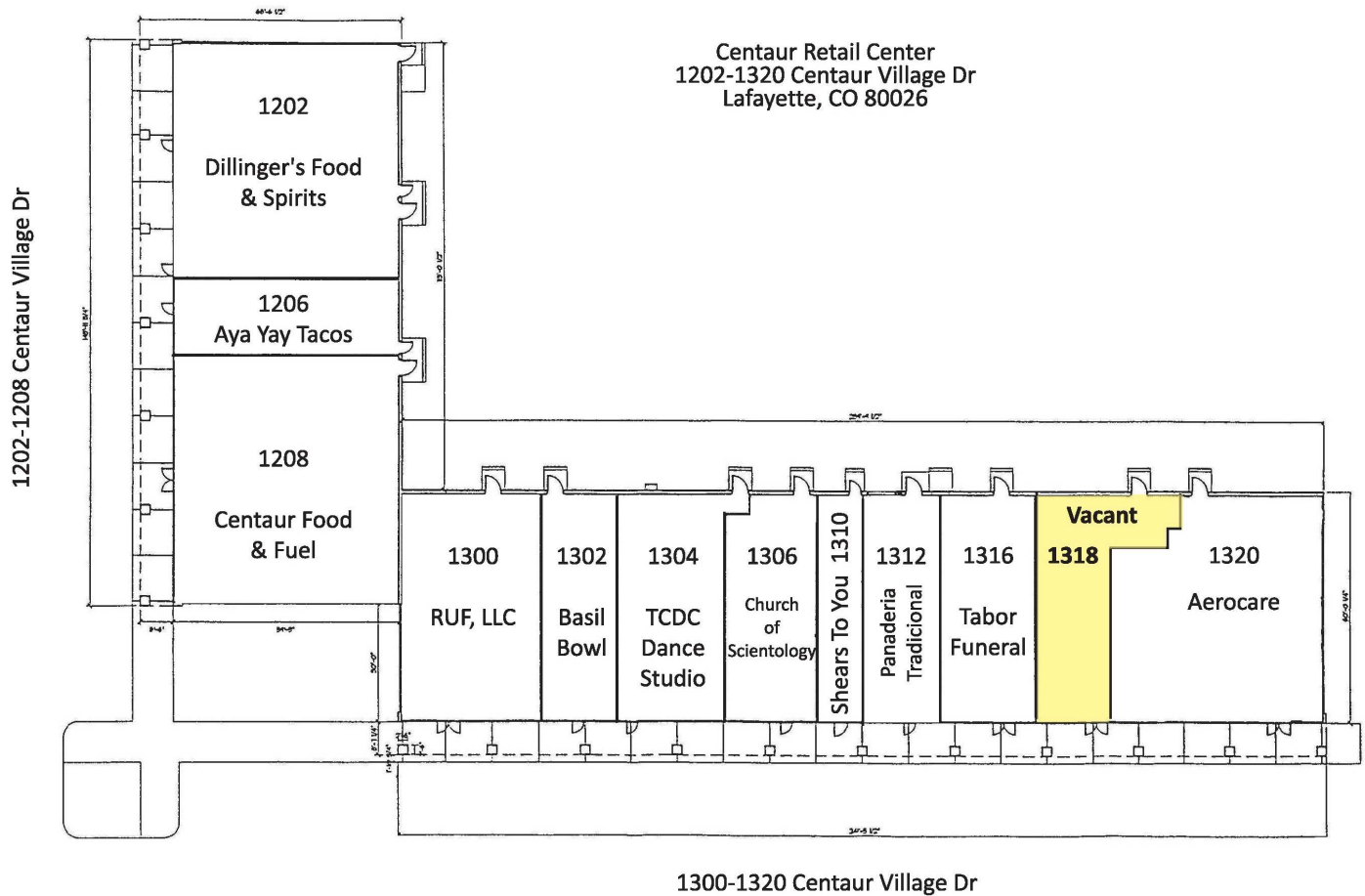
PROPERTY PHOTOS

1202 -1320 CENTAUR VILLAGE DRIVE | LAFAYETTE, CO 80026



SITE PLAN

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LOCATION MAPS

1202 -1320 CENTAUR VILLAGE DRIVE | LAFAYETTE, CO

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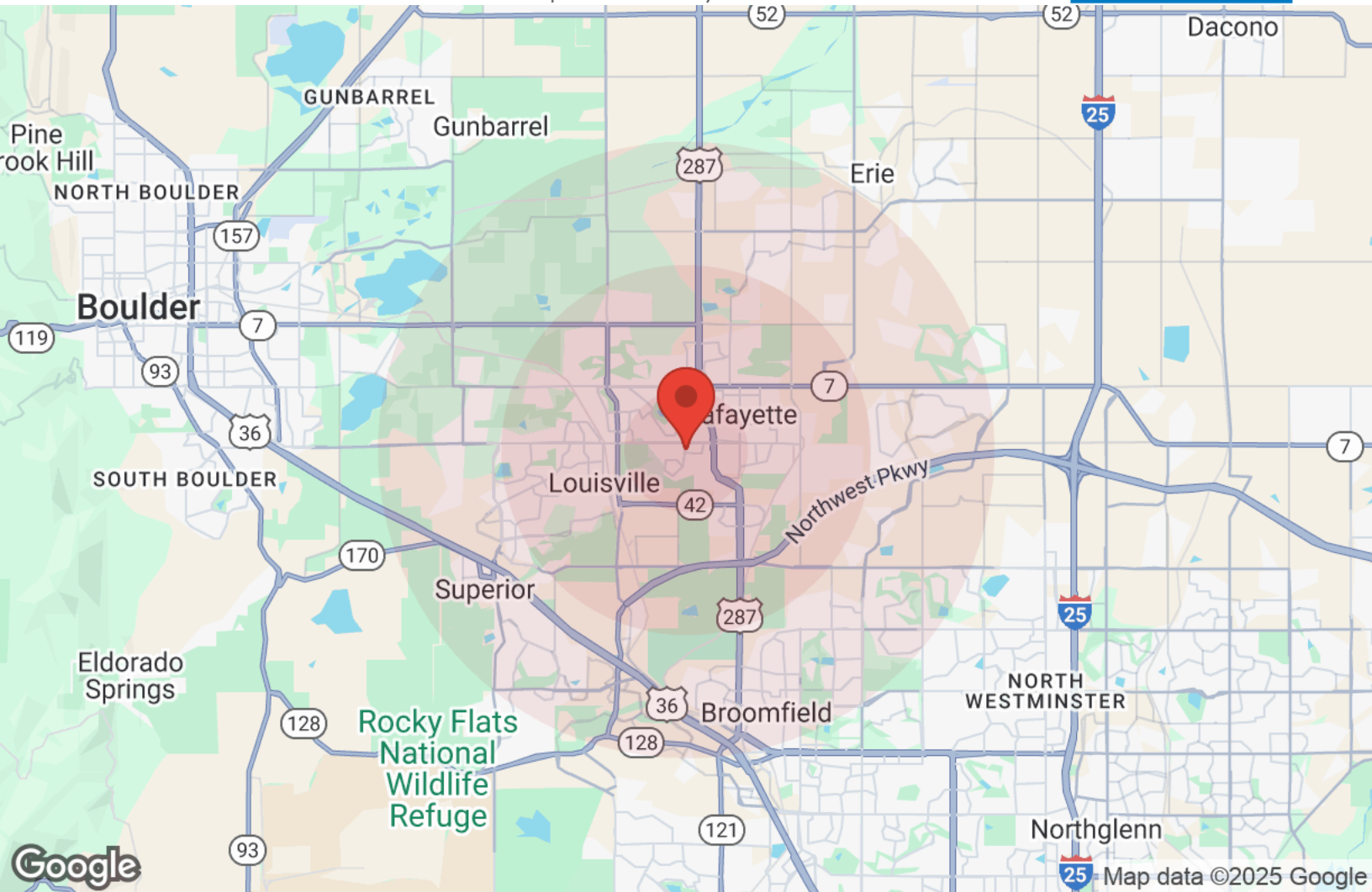


DEMOGRAPHICS

1202 -1320 CENTAUR VILLAGE DRIVE | LAFAYETTE, CO

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Population	1 Mile	3 Miles	5 Miles
Male	4,880	27,167	66,048
Female	4,859	27,274	65,997
Total Population	9,739	54,441	132,045

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,489	8,623	21,610
Ages 15-24	1,136	6,976	16,731
Ages 25-54	4,062	22,728	54,875
Ages 55-64	1,188	6,911	16,391
Ages 65+	1,865	9,205	22,441

Race	1 Mile	3 Miles	5 Miles
White	7,551	41,822	100,711
Black	157	724	1,769
Am In/AK Nat	17	87	185
Hawaiian	2	16	53
Hispanic	1,254	7,698	17,007
Asian	506	2,630	8,715
Multi-Racial	235	1,394	3,473
Other	18	65	132

Income	1 Mile	3 Miles	5 Miles
Median	\$116,199	\$126,053	\$137,337
< \$15,000	161	1,153	1,922
\$15,000-\$24,999	196	760	1,400
\$25,000-\$34,999	98	972	1,738
\$35,000-\$49,999	226	1,286	2,748
\$50,000-\$74,999	582	2,874	6,070
\$75,000-\$99,999	504	2,344	5,741
\$100,000-\$149,999	710	3,549	9,136
\$150,000-\$199,999	541	3,064	7,795
> \$200,000	1,018	6,581	16,454

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,375	24,610	57,703
Occupied	4,037	22,583	53,004
Owner Occupied	2,700	14,205	35,766
Renter Occupied	1,337	8,378	17,238
Vacant	338	2,027	4,699

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DISCLAIMER

1202 -1320 CENTAUR VILLAGE DRIVE



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