



# Waneka Marketplace

555 S. Boulder Road, Lafayette, CO 80026

Coordinates:

Latitude: 39.9889

Longitude: -105.0965

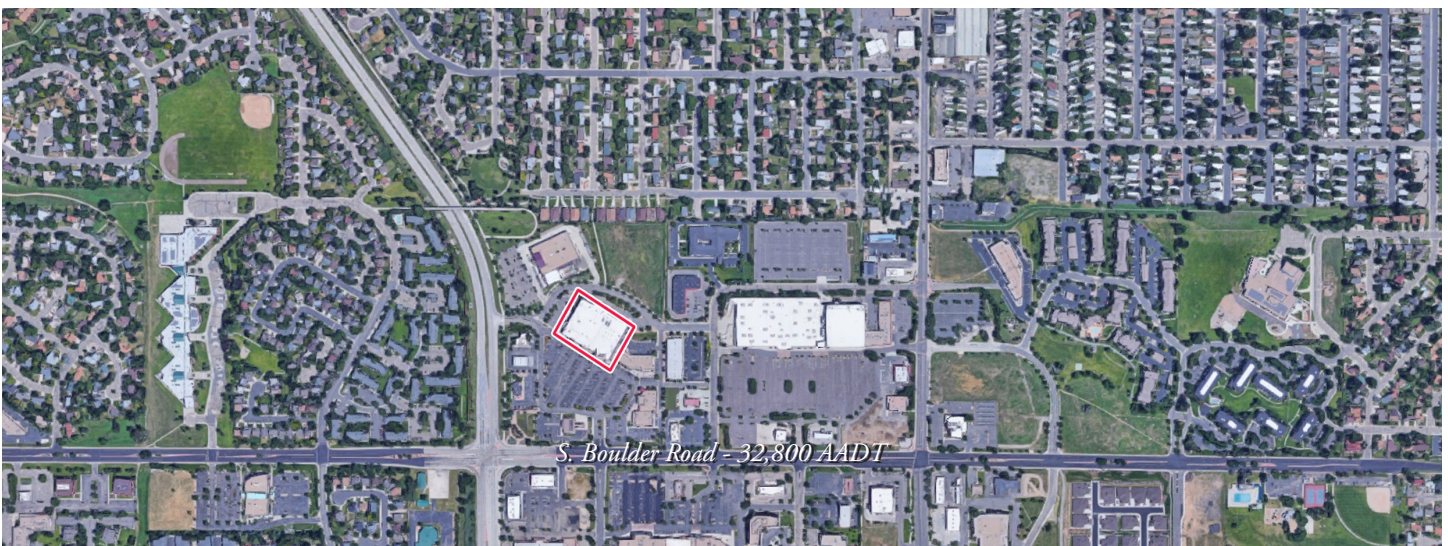
Leasing Contact: Sean Steuart | [sean.steuart@inlandgroup.com](mailto:sean.steuart@inlandgroup.com) | 630.586.6551 | [inlandgroup.com](http://inlandgroup.com)

Property managed by Inland Commercial Real Estate Services LLC



## > Property Highlights

- Center Size 57,560 SF
- Located at the NEC of S Boulder Road - 16,005 AADT and US 287 - 35,997 AADT in a densely populated area
- Anchored by Sprouts Farmer's Market, the center also includes complimentary retail
- Strong demographics with easy access to property makes this a great choice



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## Store Listing

Center Size: 57,560 Sq. Ft.

Unit #	Sq. Ft.	Tenant
1	17,508 SF	Goodwill
2	12,056 SF	Dollar Tree
3	27,996 SF	Sprouts Farmer's Market
4		<i>South Boulder Road Liquor</i>
5		<i>Green Leaf Massage</i>
6		<i>Threads Consignment</i>
7		<i>GameStop</i>
8		<i>Blooming Nails &amp; Spa</i>
9		<i>Natural Pet Foods</i>
10		<i>Lafayette Companion Animal Hospital</i>
11		<i>Comfort Dental</i>
12		<i>UBreakiFix</i>
13		<i>Kumon Math &amp; Reading Center</i>
14		<i>Club Pilates</i>
15		<i>H&amp;R Block</i>
16		<i>Quizno's</i>
18		<i>Menchie's Frozen Yogurt</i>
19		<i>Starbucks</i>
20		<i>Home State Bank</i>
21		<i>Good Times</i>
22		<i>Valero</i>

Items in blue and italicized are owned by others



2023

Demographics Estimate

	Resident Population	Households	Average HH Income
1 Mile	14,590	6,102	\$145,492
3 Miles	51,078	20,746	\$180,750
5 Miles	138,200	54,160	\$185,177



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