

RETAIL FOR LEASE

12100 E. COLFAX AVE.

AURORA, CO 80011



DEPAUL

Real Estate Advisors

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Denver, CO 80246

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MATTHEW WATSON

Broker

(303) 333-9799

Matthew@DePaulREA.com

PROPERTY OVERVIEW

PROPERTY DESCRIPTION

LOCATION	12100 E. Colfax Ave. Aurora, CO 80011	
PROPERTY TYPE	Ground Floor Retail	
AVAILABLE SPACE	Suite D	1,967 SF
LEASE RATE	Please contact broker	
LEASE TYPE	NNN	
2024 ESTIMATED NNN EXPENSES	\$15.00 PSF	
PARKING	60 Surface Spaces	

- Ground floor retail of newly constructed 140-room hotel across from Anschutz Medical Campus
- 1,564 multifamily units under construction nearby, 866 of which are directly adjacent to the Property
- Prime location with excellent visibility and exposure
- Quick, easy access to I-225, I-70, and RTD Colfax Light Rail Station

DEMOGRAPHICS

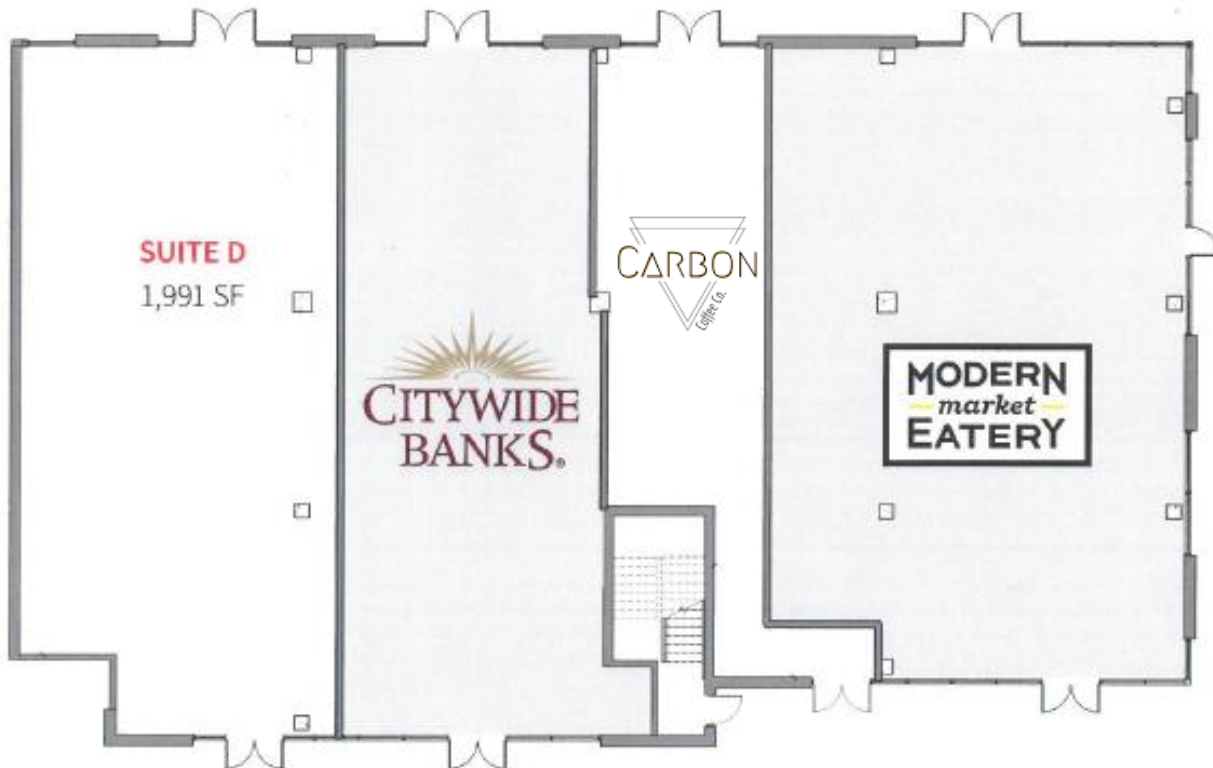
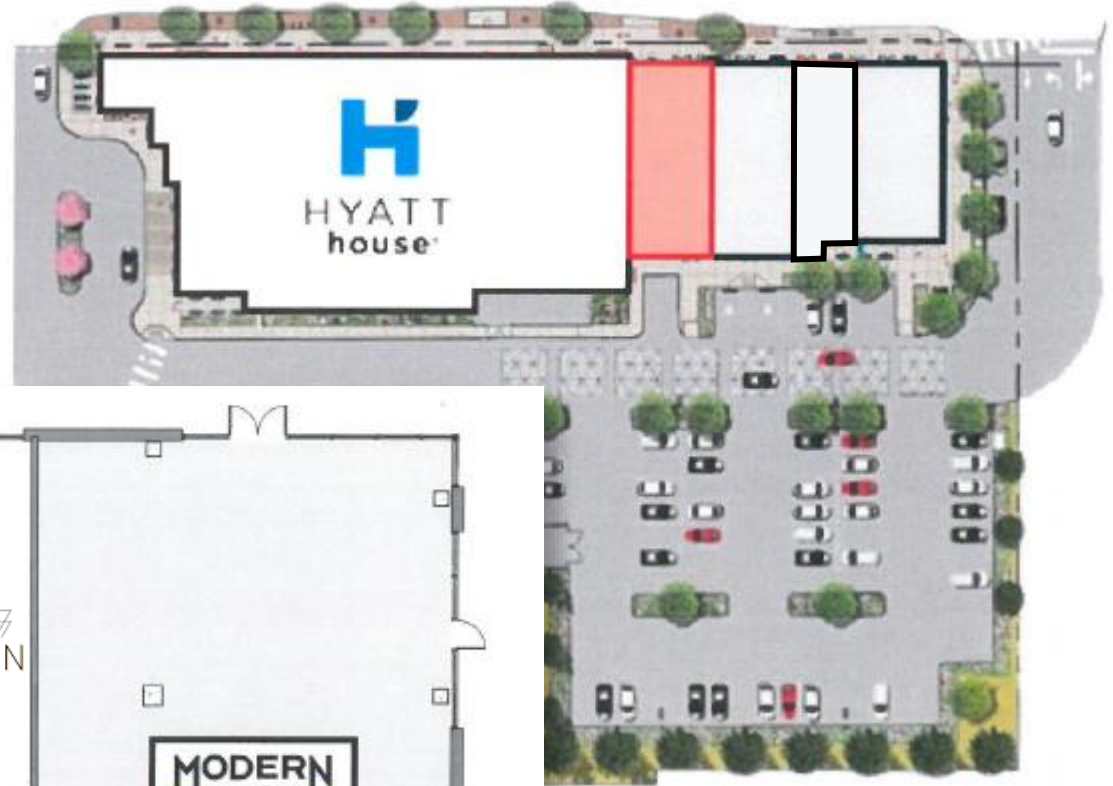
	1 Mile	3 Miles	5 Miles
2023 EST. POPULATION	26,883	176,118	406,882
AVERAGE HH INCOME	\$62,144	\$77,028	\$91,540
DAYTIME EMPLOYEES	18,046	76,650	168,613
BUSINESSES	5,294	10,843	20,880

TRAFFIC COUNTS



E. COLFAX AVENUE SOUTH OF PEORIA STREET	41,819 VPD
PEORIA STREET NORTH OF E. COFAX AVENUE	30,434 VPD
I-225 AT COLFAX AVENUE	168,224 VPD

SITE PLAN



PEORIA ST. | 30,434 VPD

FUDGE BROS. PIZZA

canvas
credit union

SUBWAY

DRIZ **BOC** **ROSE** **JJ**

University of Colorado Hospital
UNIVERSITY OF COLORADO HEALTH

Quick Facts

- 24,000 Employees
- 1.9 million patient visits annually
- 230-acre campus
- 12.4 million square feet

Children's Hospital

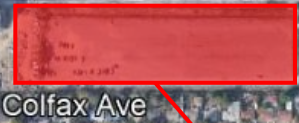
Link Fitzsimons

- 405 multifamily units under construction

University of Colorado Anschutz Medical Campus

7 ELEVEN

E. COLFAX AVE. | 41,819 VPD



CIRCLE K

STARBUCKS COFFEE

Panera
CENTRAL

TBANK

SPRING HILL SUITES
Marriott

2100 E Colfax Ave

FAMILY DOLLAR

The Plaza Fitzsimons

- 461 multifamily units under construction

FORUM FITZSIMONS
APARTMENT HOMES

IHOP
RESTAURANT

SUSHI-RAMA

FIREHOUSE SUBS

Caribou **noodles & company**

smashburger

BELLCO
Banking for Everyone.

Jersey Mike's
SANDWICHES

CHIPOTLE
MEXICAN GRILL

RTD

RTD

RTD



I-225 | 168,224 VPD

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DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY, TENANT AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO TENANT

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, landlord includes sublandlord and tenant includes subtenant.

Landlord's Agent: A landlord's agent works solely on behalf of the landlord to promote the interests of the landlord with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord. The landlord's agent must disclose to potential tenants all adverse material facts actually known by the landlord's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the landlord.

Tenant's Agent: A tenant's agent works solely on behalf of the tenant to promote the interests of the tenant with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant. The tenant's agent must disclose to potential landlords all adverse material facts actually known by the tenant's agent, including the tenant's financial ability to perform the terms of the transaction and, if a residential property, whether the tenant intends to occupy the property. A separate written tenant agency agreement is required which sets forth the duties and obligations of the broker and the tenant.

Transaction-Broker: A transaction-broker assists the tenant or landlord or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a tenant's financial ability to perform the terms of a transaction and, if a residential property, whether the tenant intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND TENANT

Broker and Tenant referenced below have NOT entered into a tenant agency agreement. The working relationship specified below is for a specific property described as:

or real estate which substantially meets the following requirements:

Tenant understands that Tenant is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Tenant.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

Customer. Broker is the landlord's agent landlord's transaction-broker and Tenant is a customer. Broker intends to perform the following list of tasks: Show the premises Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Tenant.

Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the landlord's agent or landlord's transaction-broker, Tenant is a customer. When Broker is not the landlord's agent or landlord's transaction-broker, Broker is a transaction-broker assisting Tenant in the transaction. Broker is not the agent of Tenant.

Transaction-Brokerage Only. Broker is a transaction-broker assisting the Tenant in the transaction. Broker is not the agent of Tenant.

If Broker is acting as a transaction-broker, Tenant consents to Broker's disclosure of Tenant's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Tenant, or use such information to the detriment of Tenant.

THIS IS NOT A CONTRACT.

If this is a residential transaction, the following provision applies:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Tenant, Tenant understands that Tenant must contact local law enforcement officials regarding obtaining such information.

TENANT ACKNOWLEDGMENT:

Tenant acknowledges receipt of this document on _____.

Tenant

Tenant

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Tenant) with this document via _____ and retained a copy for Broker's records.

Brokerage Firm's Name: _____



Broker