

# WILMORE SHOPPING CENTER

NW CORNER 38<sup>TH</sup> AVE & WADSWORTH BLVD

Wheat Ridge, CO 80033



**DEPAUL**  
Real Estate Advisors

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MATTHEW WATSON  
Broker  
(303) 333-9799  
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# PROPERTY OVERVIEW

## PROPERTY DESCRIPTION

<b>LOCATION</b>	7615 & 7777 W. 38 <sup>th</sup> Ave. Wheat Ridge, CO 80033		
<b>PROPERTY TYPE</b>	Neighborhood Retail Center		
<b>AVAILABLE SPACE</b>	Unit A118	4,200 SF	
	Unit A120C	3,854 SF	
<b>LEASE RATE</b>	Contact broker		
<b>PROPOSED USES</b>	Brewery, Garden Center, Call Center, Chiropractor		
<b>NNN EXPENSES</b>	\$7.28/SF		
<b>PARKING</b>	241 Surface		



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>2018 EST. POPULATION</b>	11,611	128,567	357,648
<b>AVERAGE HH INCOME</b>	\$72,566	\$76,508	\$80,896
<b>DAYTIME EMPLOYEES</b>	8,106	58,880	224,855
<b>BUSINESSES</b>	1,085	7,204	21,096

## TRAFFIC COUNTS



**WADSWORTH BLVD.**

42,000 VPD

**W. 38<sup>TH</sup> AVE.**

19,016 VPD

- Excellent opportunity for a call center, brewery, or garden center with 34 dedicated parking spaces.
- Wilmore Shopping Center has great access and visibility from Wadsworth and 38<sup>th</sup> and also benefits from nearby Lutheran Hospital.
- The property benefits from an excellent daytime population and high residential density.
- Monument signage located on both W. 38<sup>th</sup> Ave. and Wadsworth Blvd.

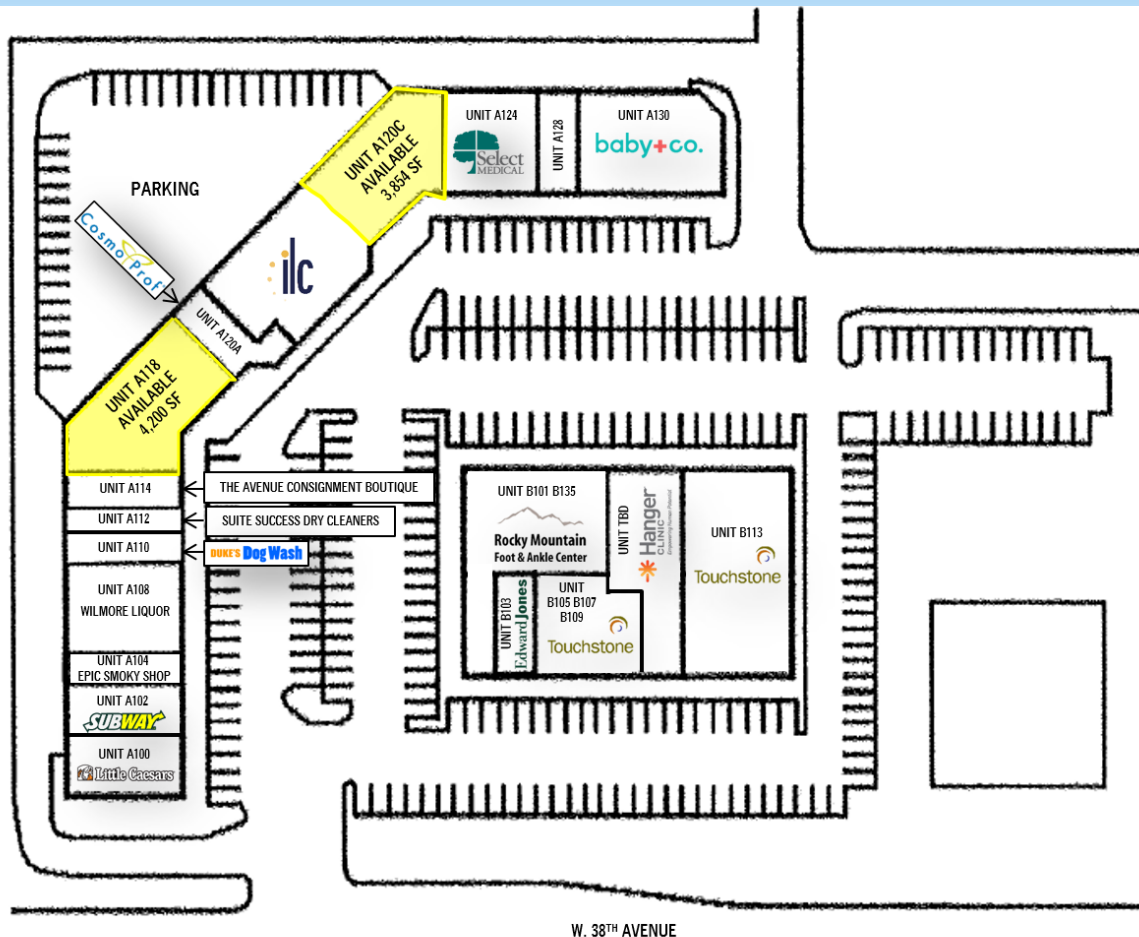
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# TENANT DIRECTORY



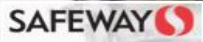
<u>UNIT</u>	<u>TENANT</u>
A100	LITTLE CAESAR'S PIZZA
A102	SUBWAY
A104	EPIC SMOKE SHOP
A108	WILMORE LIQUORS
A110	DUKE'S DOG WASH
A112	SUITE SUCCESS DRY CLEANERS
A114	THE AVENUE CONSIGNMENT BOUTIQUE
A118	AVAILABLE   4,200 SF
A120A	COSMOPROF
A120B	INTEGRATED LIFE CHOICES
A120C	AVAILABLE   3,854 SF
A124	SELECT MEDICAL CORPORATION
A128	MOUNTAIN TEMP SERVICES
A130	BABY & COMPANY
B101 B135	ROCKY MOUNTAIN FOOT & ANKLE CENTER
B103	EDWARD JONES
B105 B107 B108 B113	TOUCHSTONE IMAGING
TBD	HANGAR CLINIC

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# AERIAL

BIG LOTS!

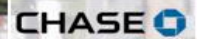
Hancock Fabrics



1,500+ Employees  
518 Beds  
73,000+ Patients/yr



38<sup>TH</sup> AVENUE | 24,500 VPD



Lucky's Market

231 Multi-Family Units  
Coming Summer 2019

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WADSWORTH BOULEVARD | 42,000 VPD

# PROPOSED CONTINUOUS MOVEMENT INTERSECTION – MAY 2020



Dedicated patio or 34 parking spaces

Cosmo Prof

Select MEDICAL

baby+co.

Proposed Monument Sign

SUBWAY

Little Caesars

Edward Jones

Touchstone

THE CORNERS AT WHEAT RIDGE  
231 MULTI-FAMILY APARTMENTS  
COMING WINTER 2018

*Lucky's Market*  
OPENING SUMMER 2018

Wendy's

jiffylube

McDonald's

SAFeway GASOLINE

Fantastic Sams

BR  
Brykine  
Robbins

SAFeway

BOSTON MARKET  
Home Style Meals

BURGER KING

CHASE

Sinclair

7  
ELEVEN

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## BROKER DISCLOSURE

TENANT

### DEFINITIONS OF WORKING RELATIONSHIPS

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

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

**Transaction-Broker:** A transaction-broker assists the buyer or seller 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 buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer 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.

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### RELATIONSHIP BETWEEN BROKER AND BUYER

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

Wilmore Shopping Center | 7615 & 7777 W. 38<sup>th</sup> Avenue, Wheat Ridge, CO 80033

Buyer understands that Buyer shall not be liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

**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 seller's agent and Buyer is a customer. Broker, as seller's agent, intends to perform the following lists of tasks:  **Show a property**  **Prepare and Convey** written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent of Buyer.

**Customer for Broker's Listings – Transaction-Brokerage for Other Properties:** When Broker is the seller's agent, Buyer is a customer. When Broker is not the seller's agent, Broker is the transaction-broker assisting in the transaction. Broker is not the agent of Buyer.

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

Buyer consents to Broker's disclosure of Buyer'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 Buyer, or use such information to the detriment of Buyer.

**DISCLOSURE OF SETTLEMENT SERVICE COSTS.** Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g. attorneys, lenders, inspectors and title companies).

**BUYER/TENANT ACKNOWLEDGMENT:**

Buyer/Tenant acknowledges receipt of this document on \_\_\_\_\_.

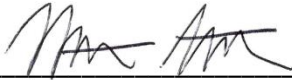
\_\_\_\_\_  
Buyer/Tenant

\_\_\_\_\_  
Buyer/Tenant

**BROKER ACKNOWLEDGMENT:**

On \_\_\_\_\_, Broker provided \_\_\_\_\_ (Buyer/Tenant) with a copy of this document to via email and/or hand-delivery and retained a copy for Broker's records.

Brokerage Firm's Name: DePaul Real Estate Advisors



\_\_\_\_\_  
Broker Matthew Watson