

# FOR LEASE | HAMPDEN VILLA

SW CORNER OF HAMPDEN AVENUE & CHAMBERS ROAD  
 15102-15282 E. HAMPDEN AVENUE  
 AURORA, COLORADO 80014



# DEPAUL

Real Estate Advisors

4500 Cherry Creek Drive South, Suite 860  
 Denver, Colorado 80246  
 Phone: (303) 333-9799

EXCLUSIVELY PRESENTED BY:

**MATTHEW WATSON**  
*Broker*

(303) 333-9799

Matthew@DePaulREA.com

## STRONG FUNDAMENTALS

- Hampden Villa draws from nearby established residential neighborhoods, including Aurora Highlands, Horseshoe Park, and many more.
- The property benefits from an excellent daytime population of 146,384 within a 5-mile radius.
- Due to the quality of housing stock in the area, the income demographics are substantial with an average household income of \$80,051 within a 5-mile radius.

PROPERTY ADDRESS	15102-15282 E. Hampden Avenue Aurora, Colorado 80014	
PROPERTY TYPE	Neighborhood Retail Center	
AVAILABLE SPACE	Unit 15132C	1,057 SF
LEASE RATE	Contact Broker	
LEASE TYPE	NNN	
NNN EXPENSES	\$4.87/SF	
PARKING	427 Surface	

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<u>DEMOGRAPHICS</u>	1 MILE	3 MILES	5 MILES
2016 EST. POPULATION	15,434	147,810	377,714
AVERAGE HH INCOME	\$77,200	\$76,019	\$80,051
DAYTIME EMPLOYEES	2,909	40,968	146,384
BUSINESSES	410	5,045	14,176

<u>TRAFFIC COUNTS</u>	VEHICLES PER DAY
E. HAMPDEN AVENUE EAST OF S. FAIRPLAY WAY	33,950 VPD
E. HAMPDEN AVENUE EAST OF S. CHAMBERS ROAD	32,295 VPD
S. CHAMBERS ROAD NORTH OF E. HAMPDEN AVENUE	31,891 VPD
E. HAMPDEN AVENUE WEST OF S. CHAMBERS ROAD	35,324 VPD
S. CHAMBERS ROAD SOUTH OF E. HAMPDEN AVENUE	34,723 VPD

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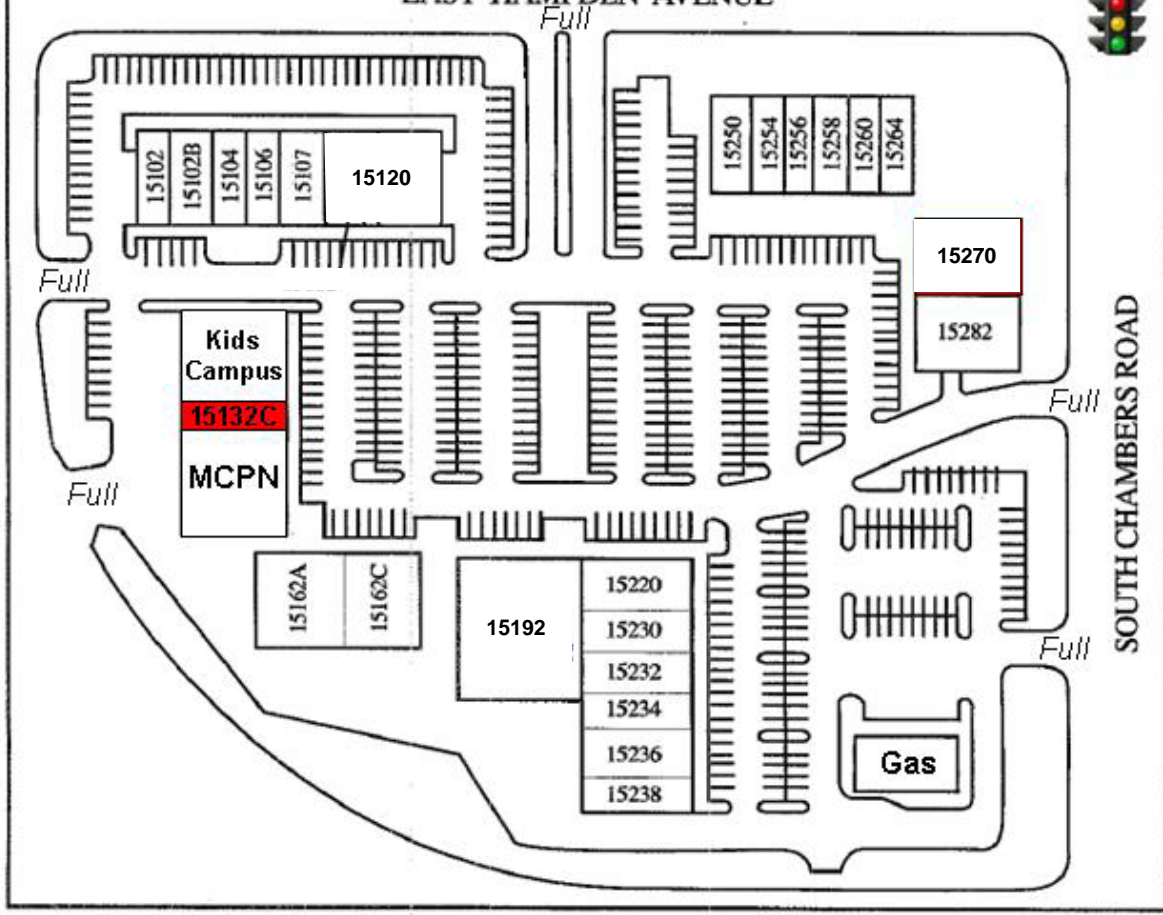
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EAST HAMPDEN AVENUE



TENANT DIRECTORY

UNIT	TENANT
15102	SHAMPOOCH
15102B	GYRO KING
15104	CROWN CLEANERS & ALTERATIONS
15106	GIGGLES DENTISTRY
15120	DRY DOCK BREWING COMPANY   THE BREW HUT
15132A	KIDS CAMPUS, INC.
15132C	AVAILABLE   1,057 SF
15132G	METRO COMMUNITY PROVIDER NETWORK
15162A	MILLER DANCE STUDIO, INC.
15162C	STEELE TIPS SPORTS BAR & GRILL
15192	TRI-COUNTY HEALTH DEPARTMENT
15220	THE FAMOUS DOOR BAR & GRILL
15224	eVAPORATION
15230	AURORA KRAV MAGA
15232	ZUMBA
15234	INFINITY WELLNESS CENTER
15250	LITTLE TYKES TRADING POST
15254	EPIPHANY TATTOO
15256	MOJO MARKET
15258	BEYOND SALON & SPA
15260	STATE FARM INSURANCE
15264	LAS HADAS MEXICAN RESTAURANT
15270	POWERHOUSE GYM
15282	GOLDEN WOK

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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.

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## **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:

Hampden Villa Shopping Center | 15102-15282 E Hampden Avenue, Aurora, Colorado 80014 or real estate which substantially meets the following requirements:

\_\_\_\_\_  
\_\_\_\_\_  
Tenant understands that Tenant shall not be 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 and Tenant is a customer. Broker is not the agent of Tenant.

Broker, as landlord's agent, intends to perform the following list of tasks:

Show a property  Prepare and Convey written offers, counteroffers and agreements to amend or extend the lease.

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

**Transaction-Brokerage Only.** Broker is a transaction-broker assisting 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 shall apply:

**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

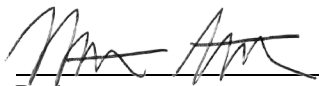
\_\_\_\_\_  
Tenant

**BROKER ACKNOWLEDGMENT:**

On \_\_\_\_\_, Broker provided \_\_\_\_\_ (Tenant)

with this document via \_\_\_\_\_ and retained a copy for Broker's records.

Brokerage Firm's Name: DePaul Real Estate Advisors

  
\_\_\_\_\_  
Broker