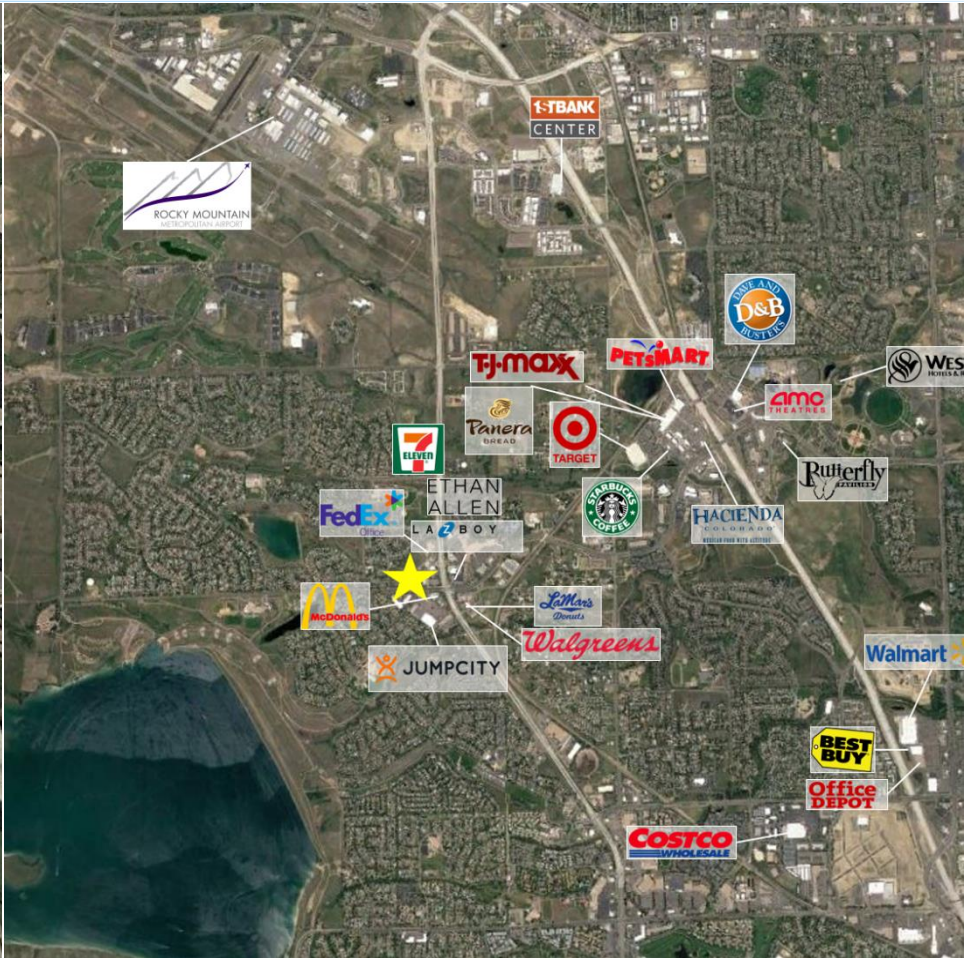
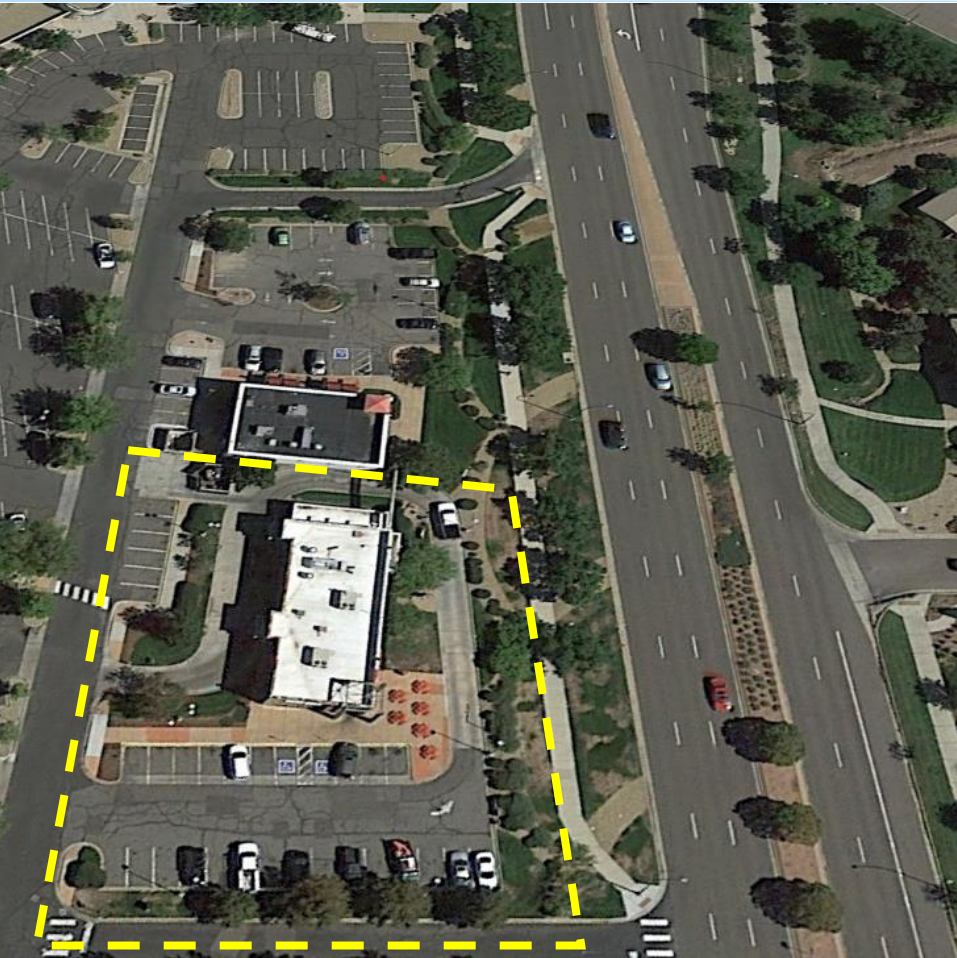


# DRIVE-THRU AVAILABLE FOR LEASE

8471 CHURCH RANCH BOULEVARD

Westminster, CO 80020



# DEPAUL

Real Estate Advisors

4500 Cherry Creek Drive S, Suite 860  
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MATTHEW WATSON  
Broker

(303) 333-9799

Matthew@DePaulREA.com

# PROPERTY OVERVIEW

## PROPERTY DESCRIPTION

<b>LOCATION</b>	8471 Church Ranch Blvd. Westminster, CO 80020
<b>PROPERTY TYPE</b>	Retail Pad Site with Freestanding Drive-Thru
<b>GROSS BUILDING AREA</b>	3,917 SF
<b>LAND AREA</b>	0.91 AC
<b>LEASE RATE</b>	Contact broker
<b>NNN EXPENSES</b>	\$14.46 PSF – 2020 Estimate
<b>ZONING</b>	C-1 Commercial

- 1.38 miles to Highway 36
- Outparcel to the 254,000 SF Standley Lakes Marketplace shopping center
- Rare Westminster drive-thru opportunity
- Strong visibility and access from Wadsworth Blvd. and Church Ranch Blvd.
- Prospective Uses: fast food, coffee, and financial institutions

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>2019 EST. POPULATION</b>	10,277	83,976	256,638
<b>AVERAGE HH INCOME</b>	\$110,833	\$97,910	\$95,072
<b>DAYTIME EMPLOYEES</b>	5,572	35,152	85,465
<b>BUSINESSES</b>	433	3,425	7,891

## TRAFFIC COUNTS



<b>CHURCH RANCH BLVD. EAST OF WADSWORTH PARKWAY</b>	23,498 VPD
<b>WADSWORTH PARKWAY SOUTH OF CHURCH RANCH BLVD.</b>	41,000 VPD
<b>CHURCH RANCH BLVD. WEST OF WADSWORTH PARKWAY</b>	12,692 VPD
<b>WADSWORTH PARKWAY NORTH OF CHURCH RANCH BLVD.</b>	33,904 VPD

# AERIAL



CARPET EXCHANGE  
Your floor store.

SCANDINAVIAN  
BY DESIGN

VASA  
FITNESS

Papa Murphy's  
Fresh In Every Slice

AMISH  
FURNITURE

FedEx  
Office

7  
ELEVEN

PIZZA  
HUT

PANDA EXPRESS

STARBUCKS  
COFFEE

Crescendo  
Collection at  
Crown Point:  
64 Single-Family  
Homes

SONIC

33,904 VPD

WELLS FARGO

LA BOY

23,498 VPD

12,692 VPD

SUBWAY

McDonald's

Walgreens

Zigg's

Christian Brothers

AMERICAN FAMILY  
INSURANCE

JUMPCITY

KING  
Scoopery

ACE  
Hardware

LaMar's  
Donuts

41,000 VPD

ups  
The UPS Store

ANYTIME  
FITNESS

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# 8471 CHURCH RANCH BLVD.

## CONTACT:

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# DEPAUL

Real Estate Advisors

**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:

\_\_\_\_\_ 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: \_\_\_\_\_

  
\_\_\_\_\_  
Broker