

LAND PARCEL AVAILABLE

SEC CORNER OF ARAPAHOE ROAD & POTOMAC STREET
CENTENNIAL, COLORADO 80112



DEPAUL

Real Estate Advisors

4500 Cherry Creek Drive South, Suite 1060
Denver, Colorado 80246
Phone: (303) 333-9799

EXCLUSIVELY PRESENTED BY:

MATTHEW WATSON
Broker

(303) 333-9799

Matthew@DePaulREIG.com

STRONG FUNDAMENTALS

- ✓ Adjacent to a newly constructed Vectra Bank building.
- ✓ Located on the hard corner at a full movement signalized intersection along the Arapahoe Road commercial corridor.
- ✓ Zoned MU-PUD by the City of Centennial, which permits all uses under the City of Centennial's B-1 zone district.
- ✓ Great location for free-standing retail, fast food or quick-serve restaurant.

PROPERTY OVERVIEW

PROPERTY ADDRESS	SEC Corner of Arapahoe Road & Potomac Street Centennial, Colorado 80112
PROPERTY TYPE	Vacant Land Parcel
LAND AREA	24,275 SF (0.5572 AC)
ZONING	MU-PUD (City of Centennial)
ASKING PRICE	\$400,000 <i>Please contact Broker for more information.</i>

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2018 EST. POPULATION	3,996	65,914	243,716
AVERAGE HH INCOME	\$106,828	\$121,176	\$108,892
DAYTIME EMPLOYEES	13,347	72,326	224,724
BUSINESSES	914	4,776	16,541

TRAFFIC COUNT

	VPD
E. ARAPAHOE ROAD WEST OF S. POTOMAC STREET	56,298 VPD
S. POTOMAC STREET SOUTH OF E. ARAPAHOE ROAD	12,996 VPD
E. ARAPAHOE ROAD EAST OF S. POTOMAC STREET	60,744 VPD

DEPAUL

Real Estate Advisors

4500 Cherry Creek Drive South, Suite 1060
Denver, Colorado 80246
Phone: (303) 333-9799

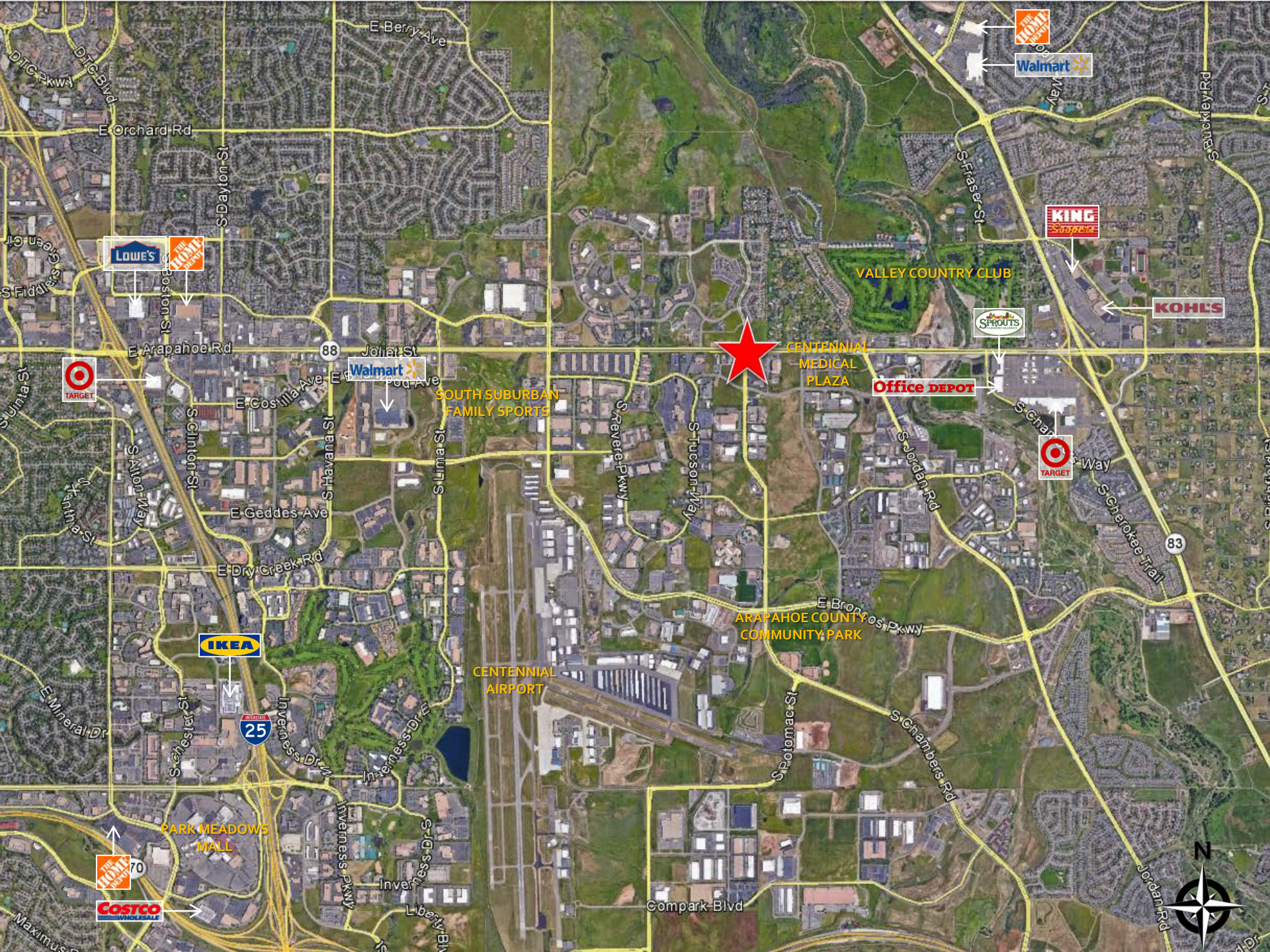
EXCLUSIVELY PRESENTED BY:

MATTHEW WATSON

Broker

(303) 333-9799

Matthew@DePaulREIG.com



CENTENNIAL
MEDICAL
PLAZA

SOUTH SUBURBAN
FAMILY SPORTS

Office DEPOT

KING
Supermarkets

KOHL'S

SPROUTS

TARGET

LOWE'S
Home Improvement

TARGET

Walmart

IKEA

CENTENNIAL
AIRPORT

ARAPAHOE COUNTY
COMMUNITY PARK

VALLEY COUNTRY CLUB

PARK MEADOWS
MALL

COSTCO
WHOLESALE



DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO BUYER 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 a 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.

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:

Land Parcel | Arapahoe Road & Potomac Street, Centennial, Colorado 80112

or real estate which substantially meets the following requirements:

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 list 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 a 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).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

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 Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document on _____.

_____ Buyer


_____ Buyer

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Buyer) with

this document via _____ and retained a copy for Broker's records.

Brokerage Firm's Name: DePaul Real Estate Advisors



Broker