

FOR LEASE | PARKWAY CENTER

537, 541 & 549 W. HIGHLANDS RANCH PARKWAY
 HIGHLANDS RANCH, COLORADO 80129



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

- ✓ Parkway Center is located at the busy intersection of Highlands Ranch Parkway and Ridgeline Boulevard.
- ✓ Large daytime population with over 77,000 individuals working within a 5-mile radius.
- ✓ Strong income demographic with an average household income of \$125,265 in a 3-mile radius.
- ✓ Well maintained, pride-of-ownership property.

PROPERTY ADDRESS	537, 541 & 549 W. Highlands Ranch Parkway Highlands Ranch, Colorado 80129		
PROPERTY TYPE	Class "A" Retail Shopping Center		
AVAILABLE SPACE	Building 537	Suite 114	1,190 SF
LEASE RATE	Contact Broker		
LEASE TYPE	NNN		
NNN EXPENSES	\$9.98/SF		
PARKING	Approx. 210 Surface (5.35 / 1,000 SF)		
ZONING	PDU (City of Highlands Ranch)		

<u>DEMOGRAPHICS</u>	1 MILE	3 MILES	5 MILES
2016 EST. POPULATION	14,225	90,587	214,592
AVERAGE HH INCOME	\$119,638	\$125,265	\$116,832
DAYTIME EMPLOYEES	9,013	35,699	77,019
BUSINESSES	836	4,033	8,782

<u>TRAFFIC COUNTS</u>	VEHICLES PER DAY
W. HIGHLANDS RANCH PARKWAY EAST OF RIDGELINE BOULEVARD	24,319 VPD
S. BROADWAY NORTH OF W. HIGHLANDS RANCH PARKWAY	33,484 VPD
E. HIGHLANDS RANCH PARKWAY EAST OF RIDGELINE BOULEVARD	28,747 VPD
S. BROADWAY SOUTH OF W. HIGHLANDS RANCH PARKWAY	17,816 VPD

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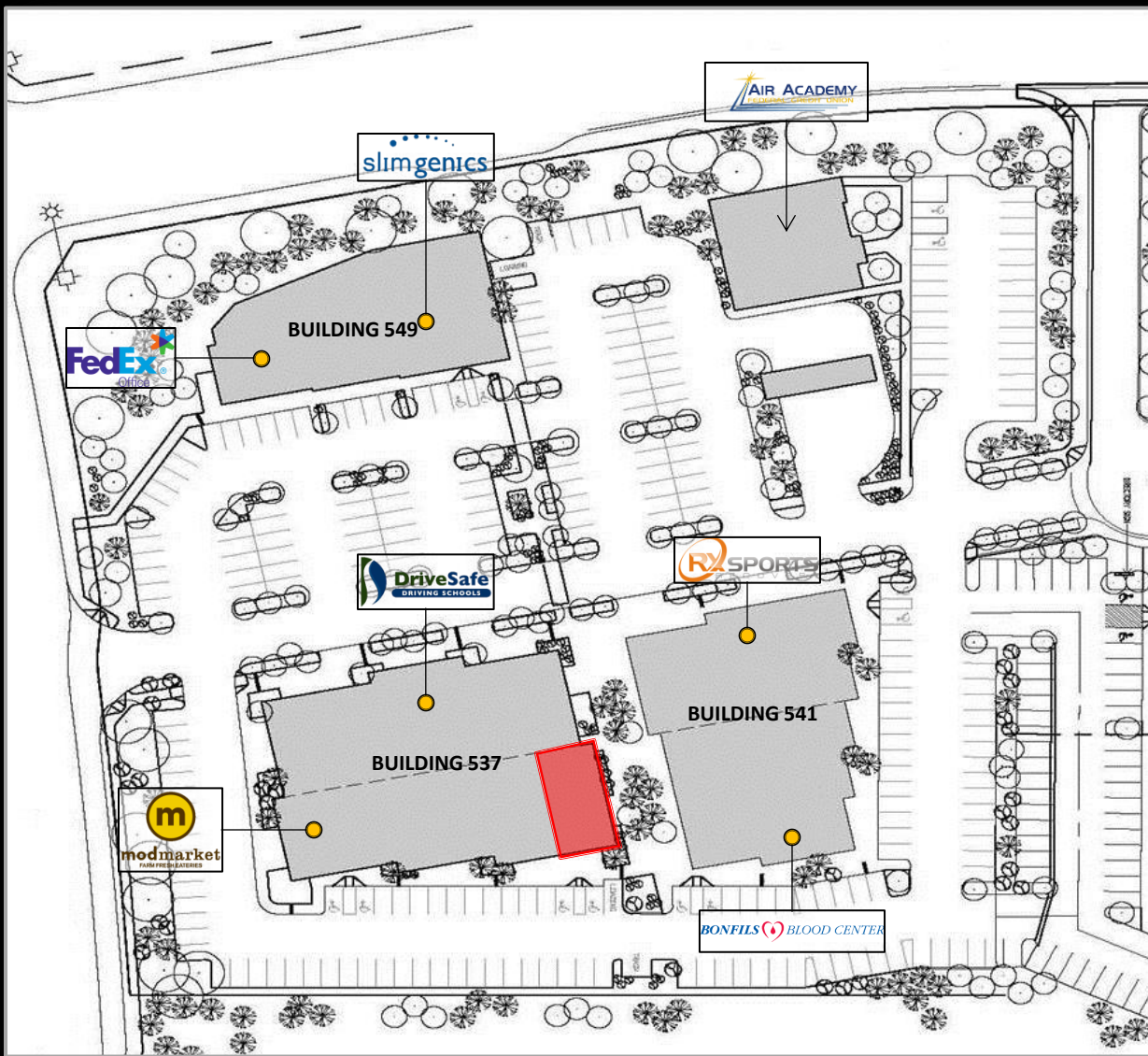
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BUILDING	TENANT
537	HIGHLANDS RANCH ENDODONTICS
	HIGHLANDS RANCH FAMILY MEDICINE
	DRIVE SAFE DRIVING SCHOOL
	DR. RICHARD ELLIOTT, DDS
	GREEN CARE PROFESSIONALS
	MOD MARKET
	KIDS TOWN
	LEI ACUPUNCTURE & MASSAGE
SUITE 114 – AVAILABLE 1,190 SF	

BUILDING	TENANT
541	DR. ERIC RYSNER
	RX SPORTS RECOVERY
	VITALITY CHIROPRACTIC
	OOO LA LA NAILS
	MIND BODY LIFE TRANSFORMATION
	BONFILS BLOOD CENTER
	KUMON OF HIGHLANDS RANCH
	HIGHLANDS RANCH TRAVEL AGENCY

BUILDING	TENANT
549	FEDEX OFFICE
	SLIMGENICS
	ORIENTAL CAFÉ

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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:

Parkway Center | 537, 541 & 549 West Highlands Ranch Parkway, Highlands Ranch, CO 80129 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