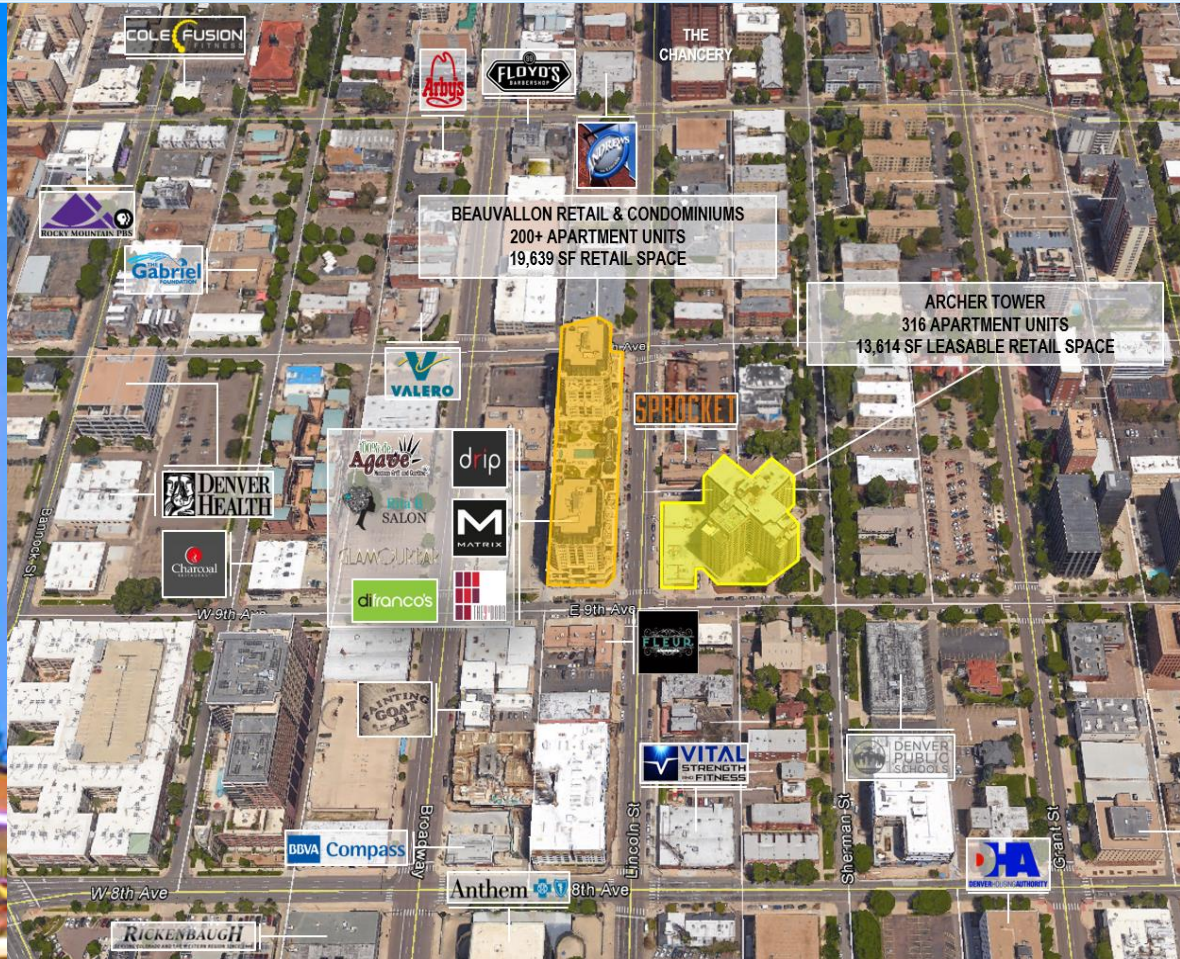


ARCHER TOWER

HARD CORNER OF EAST 9TH AVENUE & LINCOLN STREET

901 Sherman Street | Denver, Colorado 80203



BEAUVALLON RETAIL & CONDOMINIUMS
200+ APARTMENT UNITS
19,639 SF RETAIL SPACE

ARCHER TOWER
316 APARTMENT UNITS
13,614 SF LEASABLE RETAIL SPACE

DEPAUL

Real Estate Advisors

4500 Cherry Creek Drive S, Suite 860
Denver, CO 80246
(303) 333-9799
www.depaulrea.com

MATTHEW WATSON
Broker

(303) 333-9799

Matthew@DePaulREA.com

PROPERTY OVERVIEW

PROPERTY DESCRIPTION

LOCATION	901 Sherman Street Denver, CO 80203
PROPERTY TYPE	Street Retail/Restaurant
AVAILABLE SPACE	2,296 SF
LEASE RATE	Please contact broker
LEASE TYPE	NNN
NNN EXPENSES	\$3.00/SF

- Close proximity to the central business district
- Located in the districts of Capitol Hill and Golden Triangle
- 1 Mile Radius: Denver Art Museum, State Capitol Building, Denver Convention Center, Auraria Campus, and Denver Health Medical Center

DEMOGRAPHICS

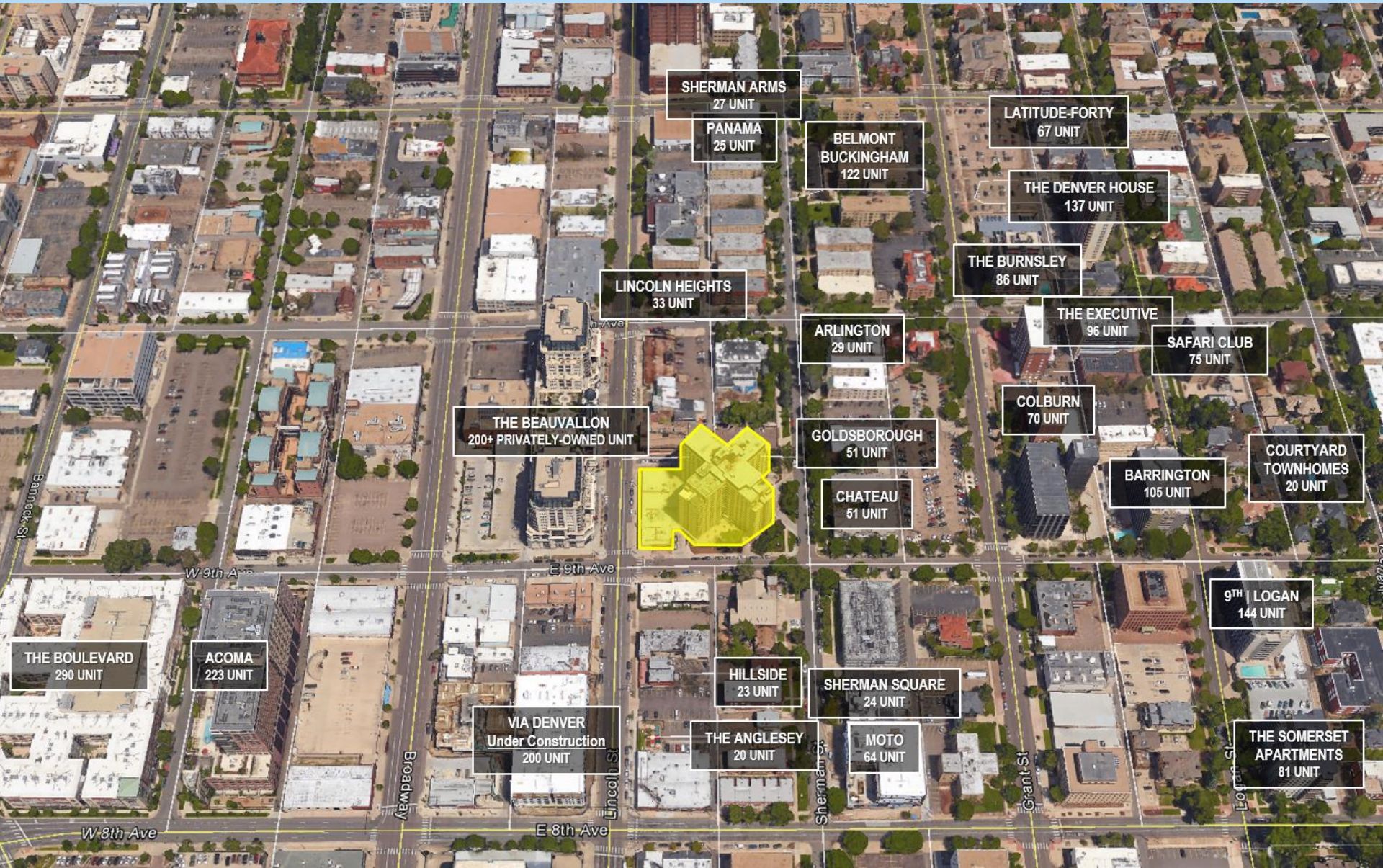
	1 Mile	3 Miles	5 Miles
2018 EST. POPULATION	45,470	237,825	530,836
AVERAGE HH INCOME	\$79,425	\$95,110	\$89,585
DAYTIME EMPLOYEES	87,239	274,980	410,022
BUSINESSES	5,811	23,534	37,374

TRAFFIC COUNTS



LINCOLN AVENUE NORTH OF E. 8TH AVENUE	27,202 VPD
E. 8TH AVENUE WEST OF SHERMAN STREET	29,996 VPD
BROADWAY SOUTH OF E. 9TH AVENUE	36,244 VPD
E. 8TH AVENUE EAST OF BROADWAY	22,232 VPD

AERIAL



SHERMAN ARMS
27 UNIT

PANAMA
25 UNIT

BELMONT
BUCKINGHAM
122 UNIT

LATITUDE-FORTY
67 UNIT

THE DENVER HOUSE
137 UNIT

LINCOLN HEIGHTS
33 UNIT

THE BURNSLEY
86 UNIT

THE EXECUTIVE
96 UNIT

SAFARI CLUB
75 UNIT

ARLINGTON
29 UNIT

THE BEAUVALLON
200+ PRIVATELY-OWNED UNIT

GOLDSBOROUGH
51 UNIT

COLBURN
70 UNIT

COURTYARD
TOWNHOMES
20 UNIT

BARRINGTON
105 UNIT

CHATEAU
51 UNIT

THE BOULEVARD
290 UNIT

ACOMA
223 UNIT

9TH | LOGAN
144 UNIT

VIA DENVER
Under Construction
200 UNIT

HILLSIDE
23 UNIT

SHERMAN SQUARE
24 UNIT

THE ANGLESEY
20 UNIT

MOTO
64 UNIT

THE SOMERSET
APARTMENTS
81 UNIT

W 8th Ave

E 8th Ave

W 9th Ave

E 9th Ave

Bannock St

Broadway

Lincoln St

Sherman St

Grant St

Logan St

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:

Archer Tower | 901 Sherman Street, Denver, Colorado 80203 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