

JUNIOR ANCHOR FOR LEASE | PAD SITES FOR SALE OR GROUND LEASE

15550 E. 6TH AVENUE

Aurora, Colorado 80011



DEPAUL
Real Estate Advisors

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PROPERTY OVERVIEW

PROPERTY DESCRIPTION

LOCATION	15550 E. 6 th Avenue Aurora, Colorado 80011	
PROPERTY TYPE	Retail Community Center	
AVAILABLE SPACE	Lot 1	0.88 Acres
	Lot 2	1.20 Acres
	Lot 3	0.88 Acres
LEASE RATE	Contact broker	
NNN EXPENSES	\$5.45/SF	
ZONING ALLOWED USES	B-1 Bank, Drive-Thru, Restaurant, Day Care Center, Private School, Showroom/Light Industrial	

- Join Aspire Fitness and the Colorado Gymnastics Institute, a 24,000 SF training facility
- Located at the southeast corner of E. 6th Avenue and E. Centretech Parkway with a traffic count of 26,000 VPD.
- Surrounded by the Community College of Aurora with over 11,300 students enrolled

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2018 EST. POPULATION	18,305	134,731	366,058
AVERAGE HH INCOME	\$54,122	\$59,148	\$68,343
DAYTIME EMPLOYEES	8,676	68,066	139,397
BUSINESSES	656	6,157	12,789

TRAFFIC COUNTS



COLORADO
Department of
Transportation



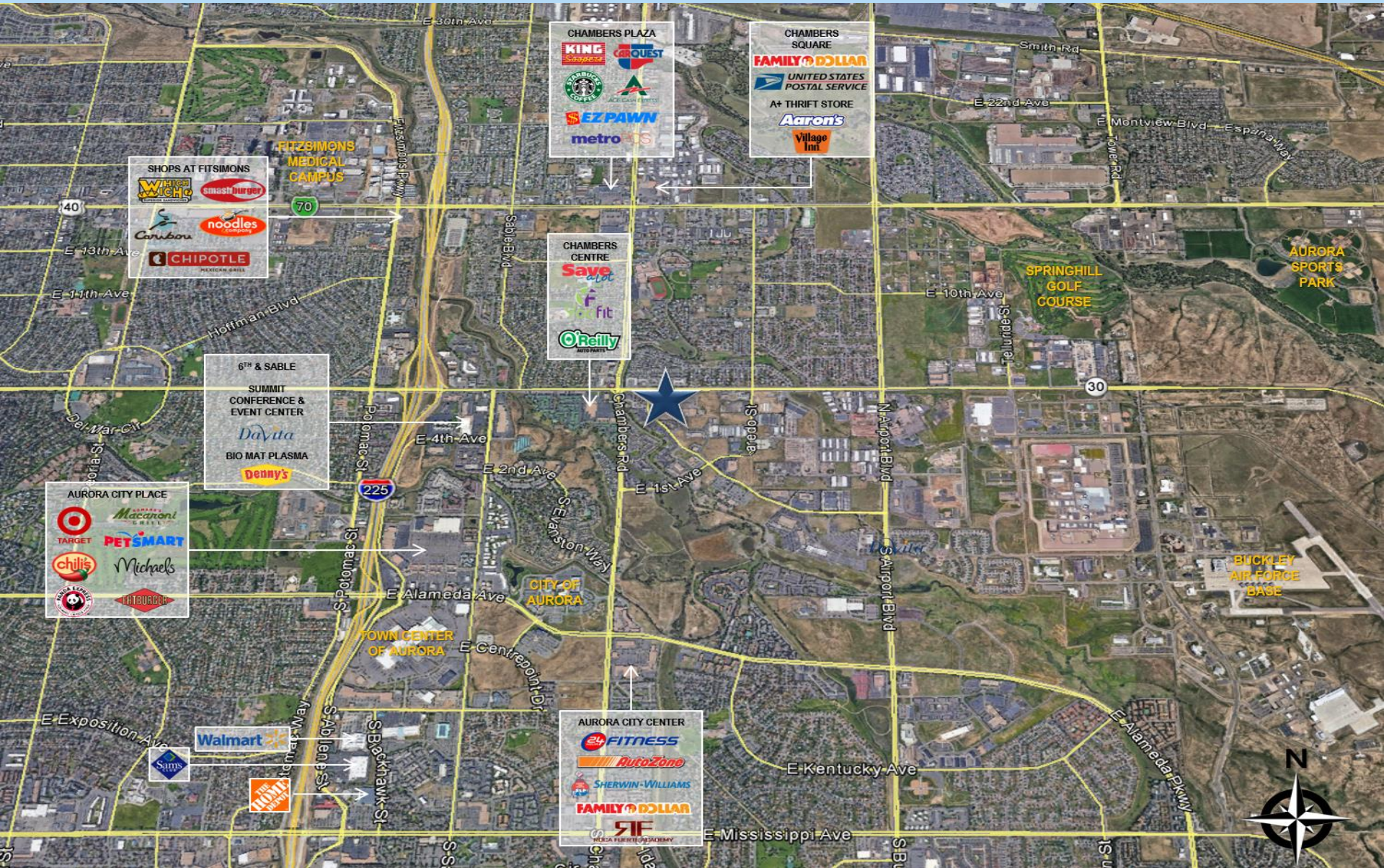
E. 6TH AVENUE WEST OF N. CHAMBERS ROAD	30,000 VPD
N. CHAMBERS ROAD NORTH OF E. 6TH AVENUE	26,530 VPD
E. 6TH AVENUE EAST OF N. CHAMBERS ROAD	30,360 VPD
E. 6TH AVENUE EAST OF E. CENTRETECH PARKWAY	26,000 VPD
N. CHAMBERS ROAD SOUTH OF E. 6TH AVENUE	24,407 VPD

SITE PLAN

PAD SITES FOR SALE/GROUND LEASE



AERIAL



BROKER DISCLOSURE

TENANT

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 the 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:

6th & Centretech | 15550 E. 6th Avenue, Aurora, Colorado 80011

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 lists 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 the 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).

BUYER/TENANT ACKNOWLEDGMENT:

Buyer/Tenant acknowledges receipt of this document on _____.

Buyer/Tenant

Buyer/Tenant

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Buyer/Tenant) with a copy of this document to via email and/or hand-delivery and retained a copy for Broker's records.

Brokerage Firm's Name: DePaul Real Estate Advisors



Broker Matthew Watson