

# RETAIL FOR LEASE/PAD FOR SALE

10601-10697 Melody Dr, Northglenn, CO 80234

NORTHGLENN SQUARE



## LEASE RATE

Aggressive lease rates from \$12.00 - \$15.00 /SF/YR (as-is); NNN - \$5.54/SF/YR

## PROPERTY HIGHLIGHTS

- 20,893 SF Pad site available for sale, ground lease or build-to-suit - offered at \$425,000.00
- C-5, Northglenn Zoning
- Join Dollar Tree, Kid to Kid & Pearle Vision
- Strong tenant mix
- Local Management
- Ample parking
- Monument signage
- City of Northglenn provides periodic signage on 104th Ave
- For more information on sign program, visit:  
<https://www.northglenn.org/news/city-implements-sign-program>

## OFFERING SUMMARY

Lot Size:	6.0 Acres
Building Size:	75,124 SF
Available SF:	960 - 4,122 SF
Lease Rate:	\$12.00 - \$15.00 SF/yr (NNN)
Suite A4 - 2,000 SF	AVAILABLE 4th Quarter 2019



## CHARLES NUSBAUM

303.454.5420

[cnusbaum@antonoff.com](mailto:cnusbaum@antonoff.com)

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

## BOB BRAMBLE

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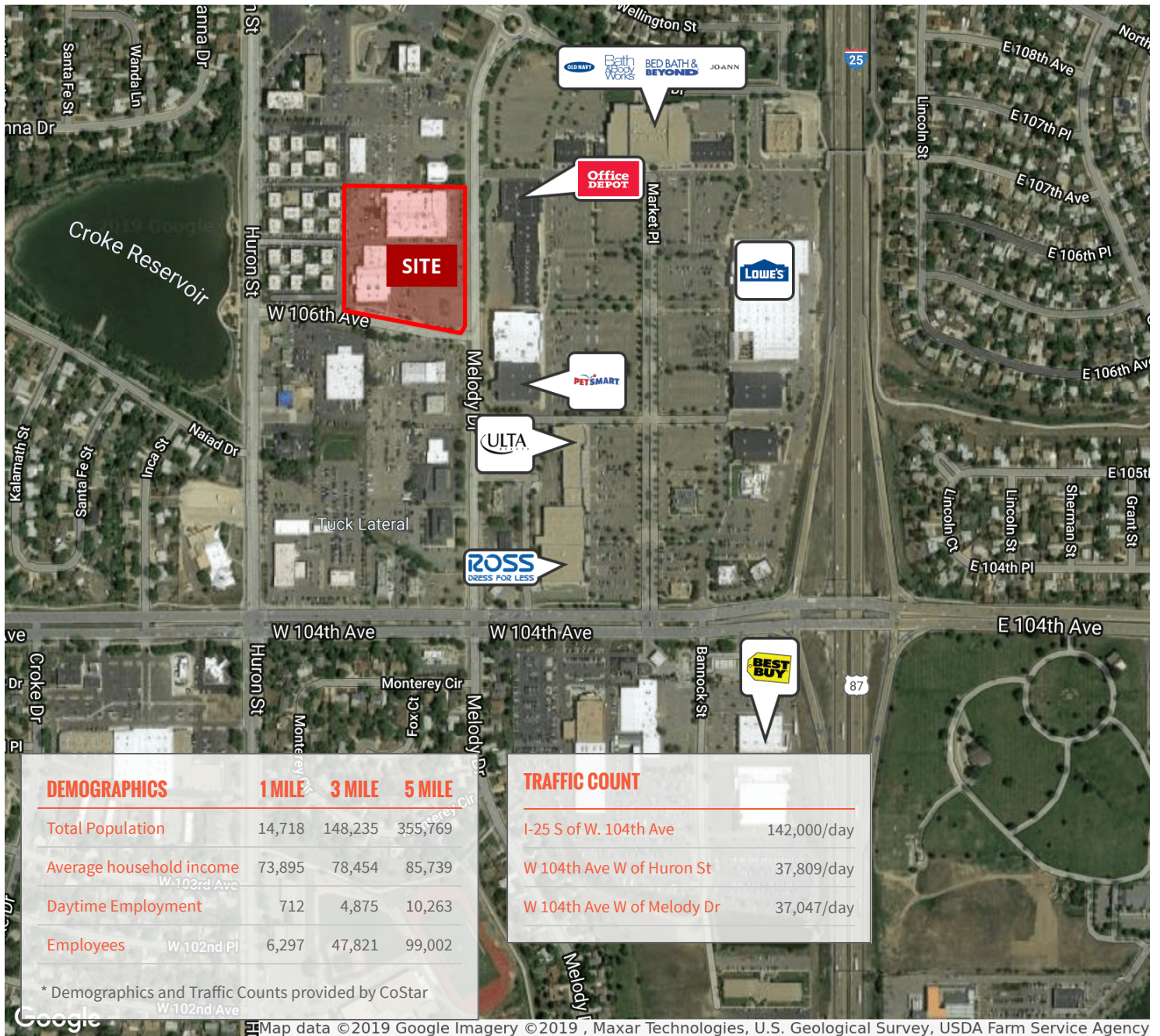
**ANTONOFF**  
& CO. BROKERAGE INC.



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## Retail/Office Storefront Space

Suite A1	Melody Day Spa
Suite A2-3	Big D's Liquor
<b>SUITE A4</b>	<b>2,000 SF AVAIL. 4TH Q. 2019</b>
Suite A5	Jerezano Restaurant
Suite A6	Dollar Tree
Suite A7	Kid to Kid
Suite B1	Old Wagon Antique
<b>SUITE B2</b>	<b>4,122 SF AVAILABLE</b>
Suite B3-4	Chiropractic Center
Suite B5	Melody Barbers
Suite B6-7	Pearle Vision
Suite B8	Siagon Basil Restaurant
<b>SUITE B9</b>	<b>1,150 SF AVAILABLE</b>
Suite B10-12	Bingo Oasis
<b>SUITE B13</b>	<b>960 SF AVAILABLE</b>
Suite B14	Child Development Center
Suite B15	Rays Aquarium & Tropical Fish

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Antonoff & Co. Brokerage, Inc.  
 Charles G. Nusbaum  
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The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (BDT20-5-09) (Mandatory 7-09)

**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:

**10601-10697 Melody Dr., Northglenn, CO 80234**

or real estate which substantially meets the following requirements: **N/A**

Tenant(s) Initials \_\_\_\_\_

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:** The Broker is the landlord's agent and the 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 ACKNOWLEDGEMENT:

Tenant acknowledges receipt of this document on n/a.

Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

BROKER ACKNOWLEDGEMENT:

On n/a, Broker provided (Tenant) with this document via n/a and retained a copy for the Broker's records.

Brokerage Firm's Name: **Antonoff & Co. Brokerage, Inc.**

Broker: Charles S. Moskauer Jr Date: 5/16/2019 11:44:00 AM

Listing Broker Bob Bramble Date: 5/16/2019  
Bob Bramble

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(BDT20-5-09) BROKERAGE DISCLOSURE TO TENANT

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Tenant(s) Initials \_\_\_\_\_