

SMOKY HILL VILLAGE

KING SOOPERS (KROGER) GROCERY-ANCHORED SHOPPING CENTER

19731 Smoky Hill Road & 5616 S. Gibraltar Way | Centennial, CO 80015



- Pizza Hut
- Allstate
- Village Plaza Insurance
- Tutoring Club
- Chiropractor
- AV's Spa Salon
- Himalaya Nails
- Tata's Burritos

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	19731 Smoky Hill Road 5616 S. Gibraltar Way Centennial, CO 80015		
PROPERTY TYPE	Grocery-Anchored Retail		
AVAILABLE SPACE	Phase I	19751B	1,560 SF
LEASE RATE	Contact broker		
LEASE TYPE	NNN		
NNN EXPENSES	Phase I		\$12.70/SF
PARKING	78 Surface (5.42 : 1,000 SF)		

- Anchored by a 74,389 square foot King Soopers (Kroger).
- Strong income demographic, with an average household income of \$128,301 within a 1-mile radius.
- Most tenants are nationally branded companies.

DEMOGRAPHICS

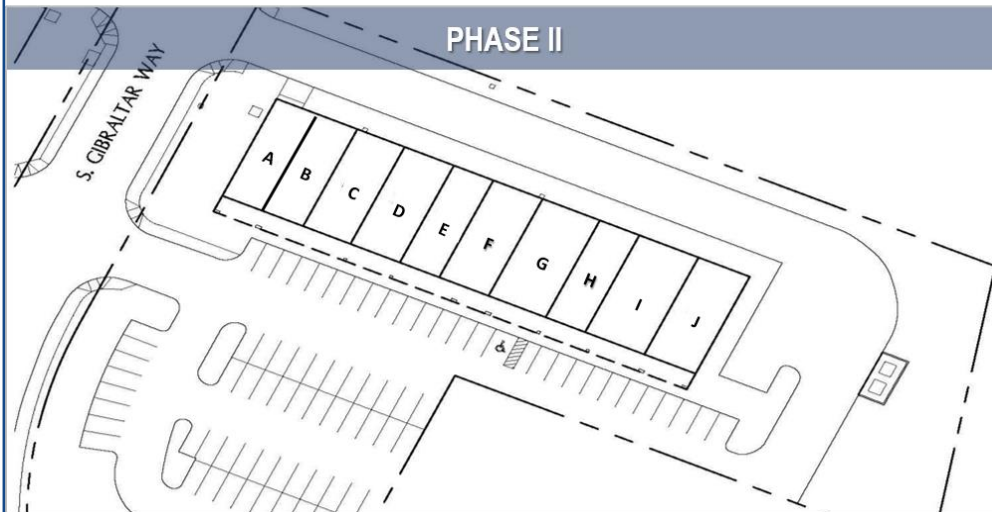
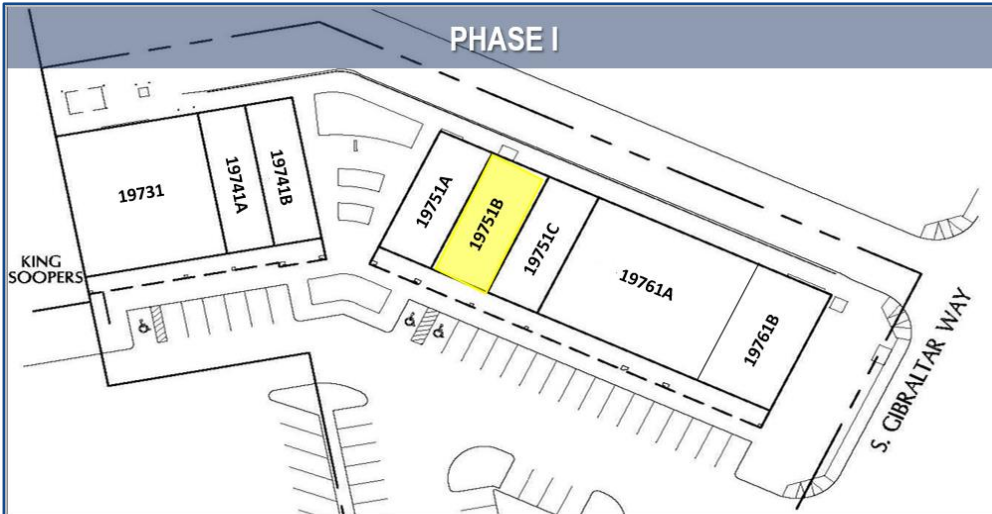
	1 Mile	3 Miles	5 Miles
2019 EST. POPULATION	20,534	120,711	229,784
AVERAGE HH INCOME	\$128,301	\$120,575	\$108,815
DAYTIME EMPLOYEES	2,609	20,790	52,547
BUSINESSES	384	2,202	5,187

TRAFFIC COUNTS



S. HIMALAYA ST. NORTH OF E. SMOKY HILL RD.	16,864 VPD
E. SMOKY HILL RD. EAST OF S. HIMALAYA ST.	27,357 VPD
E. SMOKY HILL RD. WEST OF S. HIMALAYA ST.	28,633 VPD

TENANT DIRECTORY



<u>PHASE I</u>	
19731	SMOKY HILL VILLAGE LIQUORS
19741A	AT&T
19741B	FONTANA SUSHI
19751A	STARBUCKS
19751B	AVAILABLE 1,560 SF
19751C	GREAT CLIPS
19761A	AAA
19761B	SUBWAY
<u>PHASE II</u>	
A	BANK OF AMERICA
B	BANK OF AMERICA
C	FANTASY NAILS
D	THAI PANDA
E	DENTIST
F	100% CHIROPRACTIC
G	ROW HOUSE
H	SMALLCAKES
I	H&R BLOCK
J	AURORA CAT HOSPITAL & HOTEL

SMOKY HILL VILLAGE

CONTACT:

MATTHEW WATSON

Broker

(303) 333-9799

Matthew@DePaulREA.com

4500 Cherry Creek Drive South, Suite 860

Denver, CO 80246-1537

(303) 333-9799

www.depaulrea.com

DEPAUL

Real Estate Advisors



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:

_____ 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: _____



Broker