

HOFFMAN HEIGHTS - RETAIL/OFFICE STOREFRONT

618-750 Peoria St, Aurora, CO 80011

FOR LEASE



LEASE RATE

\$13.00 - 15.00 SF/YR

PROPERTY OVERVIEW

Former Fashion 303 and former Club Fuego Fuego space available

OFFERING SUMMARY

Available SF:	1,920 - 10,500 SF
NNN	\$5.42/SF/YR
Lot Size:	13.49 Acres
Year Built:	1959
Building Size:	167,485 SF
Market:	Aurora
Traffic Count:	36,826

PROPERTY HIGHLIGHTS

- Anchored by USPS, Dollar Tree, Ace Hardware, Chocolatta Furniture, & Family Dollar
- One mile from 2 major hospitals
- Busy, high traffic Peoria & 6th Ave trade area
- One mile from I-225
- Signalized intersection
- Great tenant mix - seeking beauty supply, cellular store, home decor, medical office, grocery
- Ample parking
- Across from Del Mar Park

CHARLES NUSBAUM

303.454.5420
cnusbaum@antonoff.com

CHRIS VINCENT

303.407.6388
chris@denverofficespace.com

ANTONOFF
& CO. BROKERAGE INC.

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.

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Unit #	Tenant	SF
618	Wash Time Laundry	3,200
620	Family Dollar Stores	11,256
636 A	China Chef	1,300
636 B	Ace Cash Express	1,100
636 C	Hoffman Heights Barber	900
638 A	All World Trust Services	1,000
638 B	AWTS	2,500
640	Ace Hardware	3,750
644	Ace Hardware	9,600
648	Pasteles Cisne	1,600
652	Pasteles Cisne	3,200
660	El Camello Western Wear	4,800
664	Nueva Era Salon	1,200
666	Natura Herbs and Vitamin	1,200
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672	Attorney Lee Balman	1,200
680	Pho Duy	2,400
690 A-B	AVAILABLE	2,680 POSSIBLY DIVISIBLE
690 C - D	Nationwide Temporaries	2,590
690 E - F	Homeward, Inc.	2,958
690 M	CSL Plasma	16,308
694	Nutritional Training	2,501
696	Chocolatta Furniture	16,825
710	Americo Watch Repair	600
712	Las Tortugas	1,800
714	Festival Dulcelandia Party Supply	1,600
716	La Madre Mexican Snack	1,600
718	5280 House Cleaning	1,600
720	Fiesta Insurance	1,200
722	Benny's Mart	1,200
724	Aurora Dental Group	3,300
728	Hoffman Heights Liquor	4,500
730	Hoffman Heights Liquor	5,018
736	Idea Forum	4,000
738 A	Dollar Tree	13,020
738 D	U.S. Postal Service	13,820
738 H-J	AVAILABLE	5,760 - DIVISIBLE TO 1,920
740	AVAILABLE - FORMER REST./CLUB	10,500
746	Donuts	1,320
750	Nails's First	1,054

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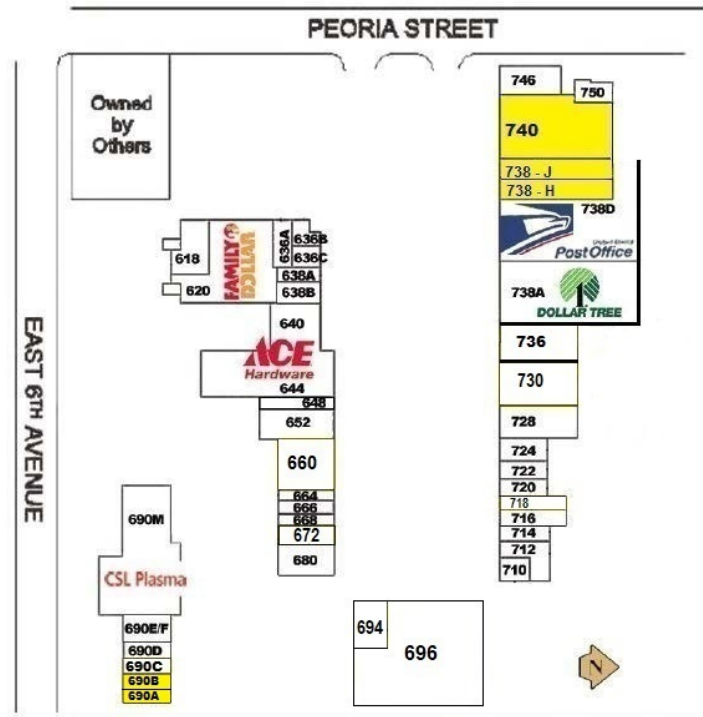
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,920- 10,500 SF	Lease Rate:	\$13.00 - \$15.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
690 A-B Peoria St	Available	2,680 SF	NNN	\$13.00 - 15.00 SF/yr	-
738 H-J Peoria St	Available	5,760 SF	NNN	\$13.00 - 15.00 SF/yr	Divisible to 1,920 SF
740 Peoria St	Available	10,500 SF	NNN	\$13.00 - 15.00 SF/yr	-

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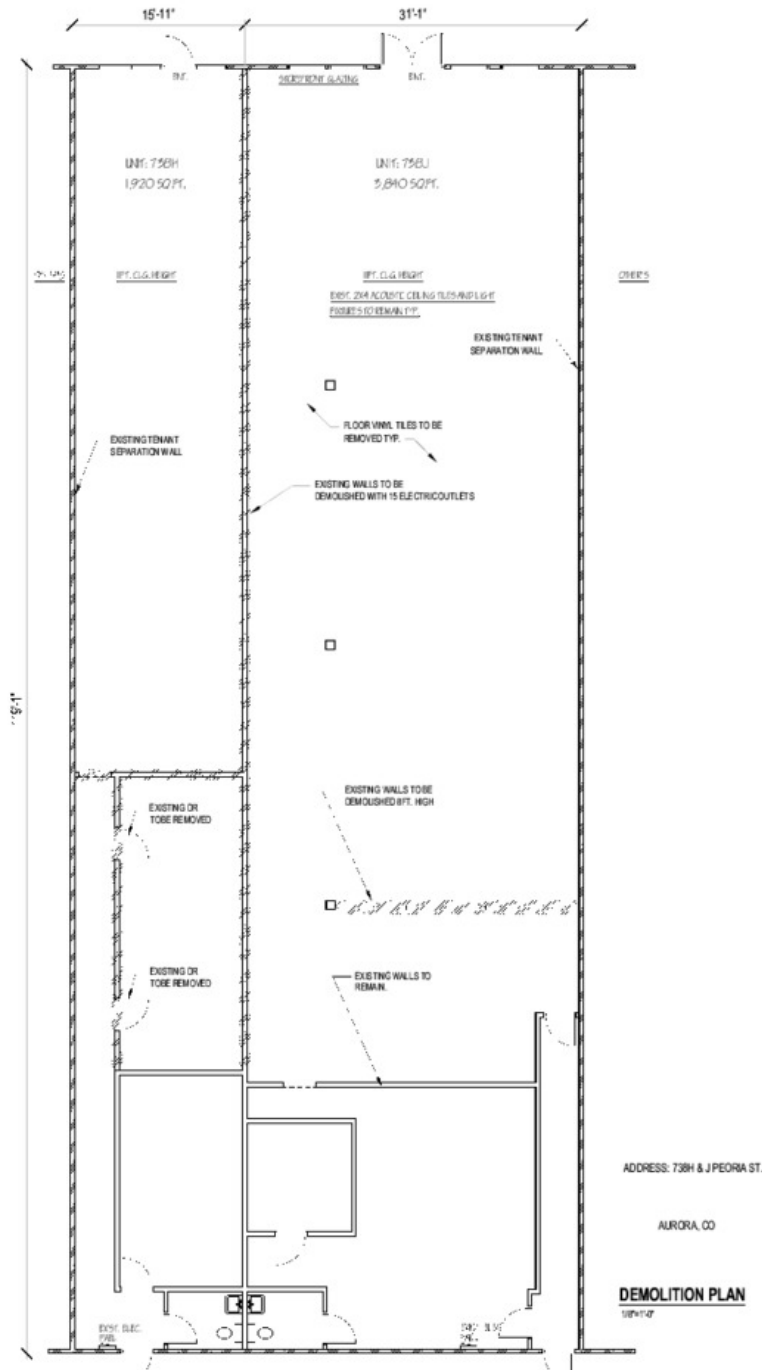


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HOFFMAN HEIGHTS - ETAIL/OFFICE STOREFRONT

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Unit 738 H & J Peoria St.

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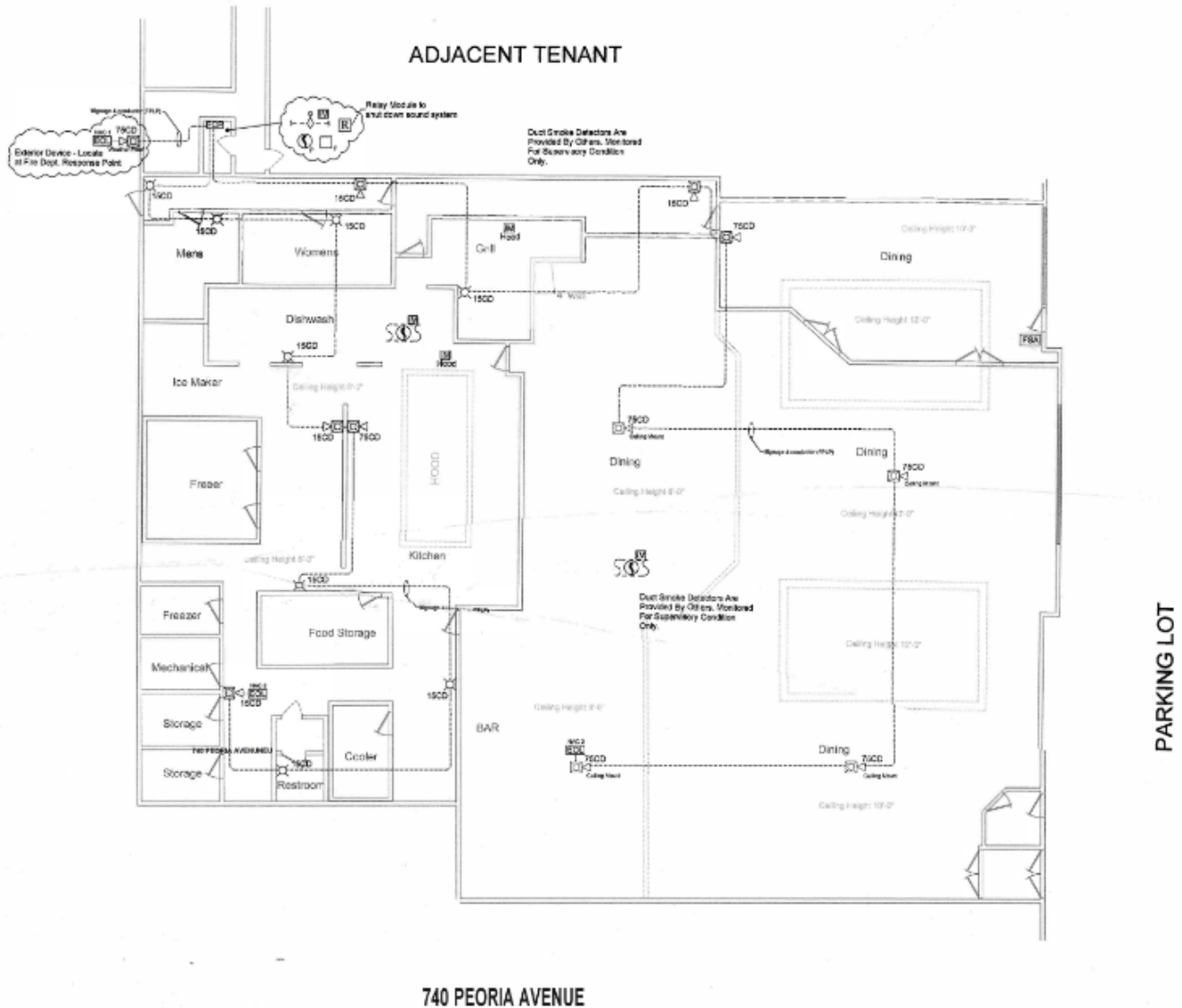
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DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY, TENANT AGENCY OR TRANSACTION-BROKERAGE.

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:

[618 - 750 Peoria St., Aurora, CO 80011](#)

or real estate which substantially meets the following requirements:

Tenant understands that Tenant is not 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 landlord’s transaction-broker and Tenant is a customer. Broker intends to perform the following list of tasks: Show the premises Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Tenant.

Customer for Broker’s Listings – Transaction-Brokerage for Other Properties. When Broker is the landlord’s agent or landlord’s transaction-broker, Tenant is a customer. When Broker is not the landlord’s agent or landlord’s transaction-broker, Broker is a transaction-broker assisting Tenant in the transaction. Broker is not the agent of Tenant.

Transaction-Brokerage Only. Broker is a transaction-broker assisting the Tenant 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 applies:

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

Tenant

Tenant

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Tenant) with this document via _____ and retained a copy for Broker’s records.

Brokerage Firm’s Name: Antonoff & Co. Brokerage Inc.

Charles Nusbaum _____
09/17/2020
Broker Antonoff & Co. Brokerage, Inc.
By Charles Nusbaum