

# HAMPDEN VILLA

SW CORNER OF HAMPDEN AVENUE & CHAMBERS ROAD

15102-15282 E. Hampden Avenue | Aurora, CO 80014



**DEPAUL**  
Real Estate Advisors

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# PROPERTY OVERVIEW

## PROPERTY DESCRIPTION

<b>LOCATION</b>	15102-15282 E. Hampden Avenue Aurora, Colorado 80014	
<b>PROPERTY TYPE</b>	Neighborhood Retail Center	
<b>AVAILABLE SPACE</b>	Unit 15250	2,880 SF
<b>LEASE RATE</b>	Contact broker	
<b>LEASE TYPE</b>	NNN	
<b>NNN EXPENSES</b>	\$6.13/SF	
<b>PARKING</b>	427 Surface	

- Hampden Villa draws from nearby established residential neighborhoods, including Aurora Highlands, Horseshoe Park, and many more.
- The property benefits from an excellent daytime population of 144,848 within a 5-mile radius.
- Due to the quality of housing stock in the area, the income demographics are substantial with an average household income of \$85,355 within a 5-mile radius.

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>2018 EST. POPULATION</b>	15,177	145,450	377,410
<b>AVERAGE HH INCOME</b>	\$83,261	\$80,717	\$85,355
<b>DAYTIME EMPLOYEES</b>	2,582	41,239	144,848
<b>BUSINESSES</b>	383	4,847	13,635

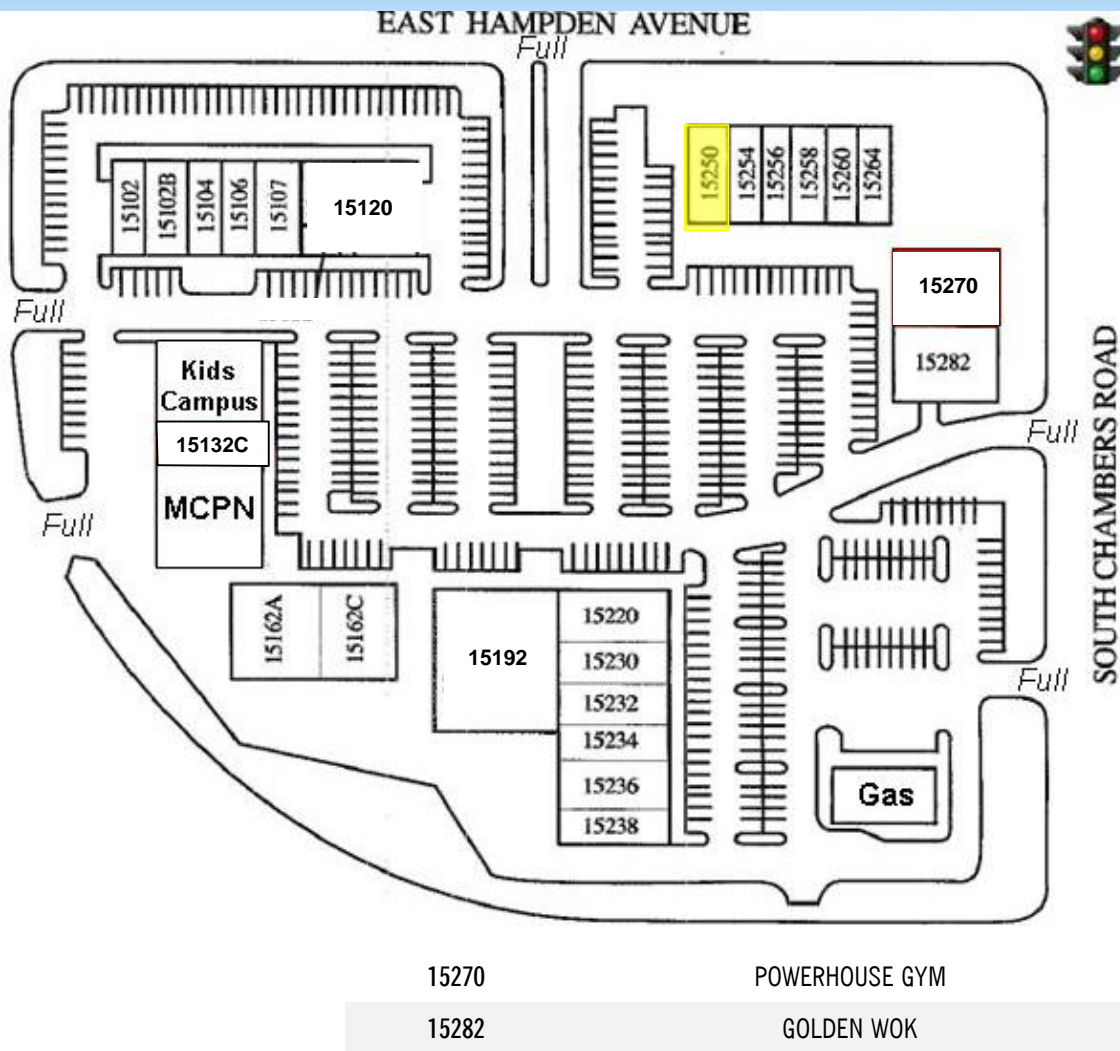
## TRAFFIC COUNTS



<b>E. HAMPDEN AVENUE EAST OF S. CHAMBERS ROAD</b>	35,000 VPD
<b>S. CHAMBERS ROAD NORTH OF E. HAMPDEN AVENUE</b>	30,687 VPD
<b>E. HAMPDEN AVENUE WEST OF S. CHAMBERS ROAD</b>	27,500 VPD
<b>S. CHAMBERS ROAD SOUTH OF E. HAMPDEN AVENUE</b>	32,128 VPD



# TENANT DIRECTORY



UNIT	TENANT
15102	SMOKE SHOP
15102B	GYRO KING
15104	CROWN CLEANERS & ALTERATIONS
15106	GIGGLES DENTISTRY
15120	DRY DOCK BREWING COMPANY   THE BREW HUT
15132A	CRIBS TO CRAYONS
15132C	YOGA STUDIO
15132G	METRO COMMUNITY PROVIDER NETWORK
15162A	MILLER DANCE STUDIO, INC.
15162C	STEELE TIPS SPORTS BAR & GRILL
15192	TRI-COUNTY HEALTH DEPARTMENT
15220	THE FAMOUS DOOR BAR & GRILL
15224	eVAPORATION
15230	AURORA KRAV MAGA
15232	ZUMBA
15234	INFINITY WELLNESS CENTER
15250	AVAILABLE – 2,880 SF
15254	EPIPHANY TATTOO
15256	MOJO MARKET
15258	BEYOND SALON & SPA
15260	STATE FARM INSURANCE
15264	LAS HADAS MEXICAN RESTAURANT

# HAMPDEN VILLA

## CONTACT:

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# DEPAUL

Real Estate Advisors

The image shows the exterior of a building for Dry Dock Brewing Co. The name is displayed in large, yellow, 3D block letters on a dark blue horizontal band above the entrance. The entrance features large glass windows and is flanked by thick, stacked stone pillars. In front of the windows, there is an outdoor seating area with wooden picnic tables and benches. The tables and benches are supported by vertical wooden posts and are roped off with thick, light-colored rope. Several people are seated at the tables, and a sign with the word 'HAMPDEN' is visible through the glass. The ground in front of the building is paved asphalt, and a red curb runs along the edge of the sidewalk.

**DRY DOCK BREWING CO**

## 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.

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### 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:

Hampden Villa | 15102-15282 E. Hampden Avenue Aurora, Colorado 80014

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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 via email and retained a copy for Broker's records.

Brokerage Firm's Name: DePaul Real Estate Advisors



\_\_\_\_\_  
Broker Matthew Watson