

TURN-KEY MEDICAL SPACE

WILMORE SHOPPING CENTER
NW CORNER 38TH AVE & WADSWORTH BLVD
Wheat Ridge, CO 80033



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 | 7615 & 7777 W. 38 th Ave. Wheat Ridge, CO 80033 | | |
| PROPERTY TYPE | Neighborhood Retail Center | | |
| AVAILABLE SPACE | Unit A118 | 4,200 SF | |
| | Unit A130 | 4,418 SF | |
| | Variable Space | 1,099-4,418 SF | |
| LEASE RATE | Contact broker | | |
| NNN EXPENSES | \$6.78/SF | | |
| PARKING | 241 Surface | | |



DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|-----------------------------|----------|----------|----------|
| 2019 EST. POPULATION | 11,832 | 130,476 | 354,208 |
| AVERAGE HH INCOME | \$72,311 | \$77,294 | \$82,764 |
| DAYTIME EMPLOYEES | 8,218 | 57,119 | 213,247 |
| BUSINESSES | 1,073 | 6,988 | 20,256 |

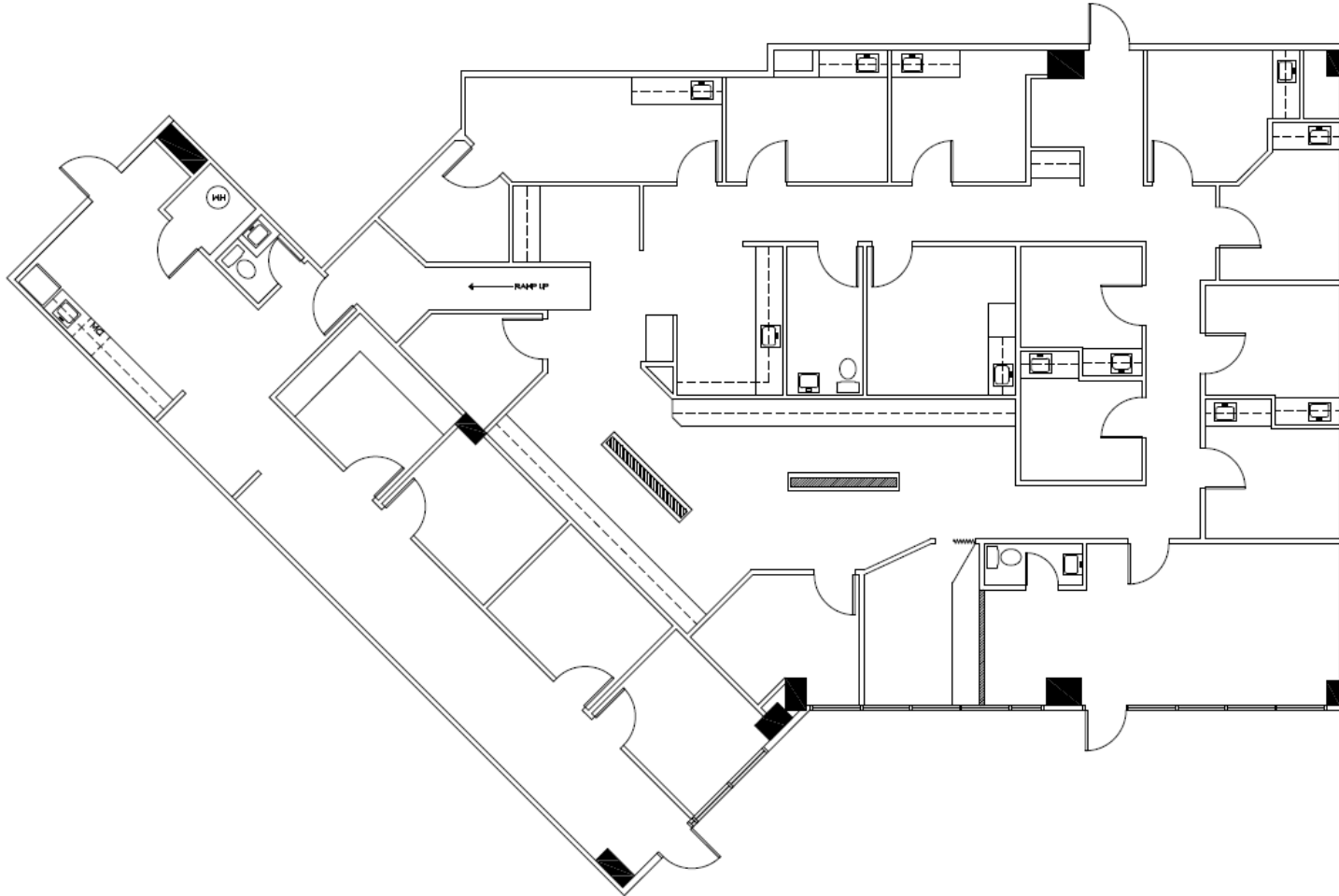
TRAFFIC COUNTS




| | |
|--------------------------------|------------|
| WADSWORTH BLVD. | 42,000 VPD |
| W. 38TH AVE. | 17,521 VPD |

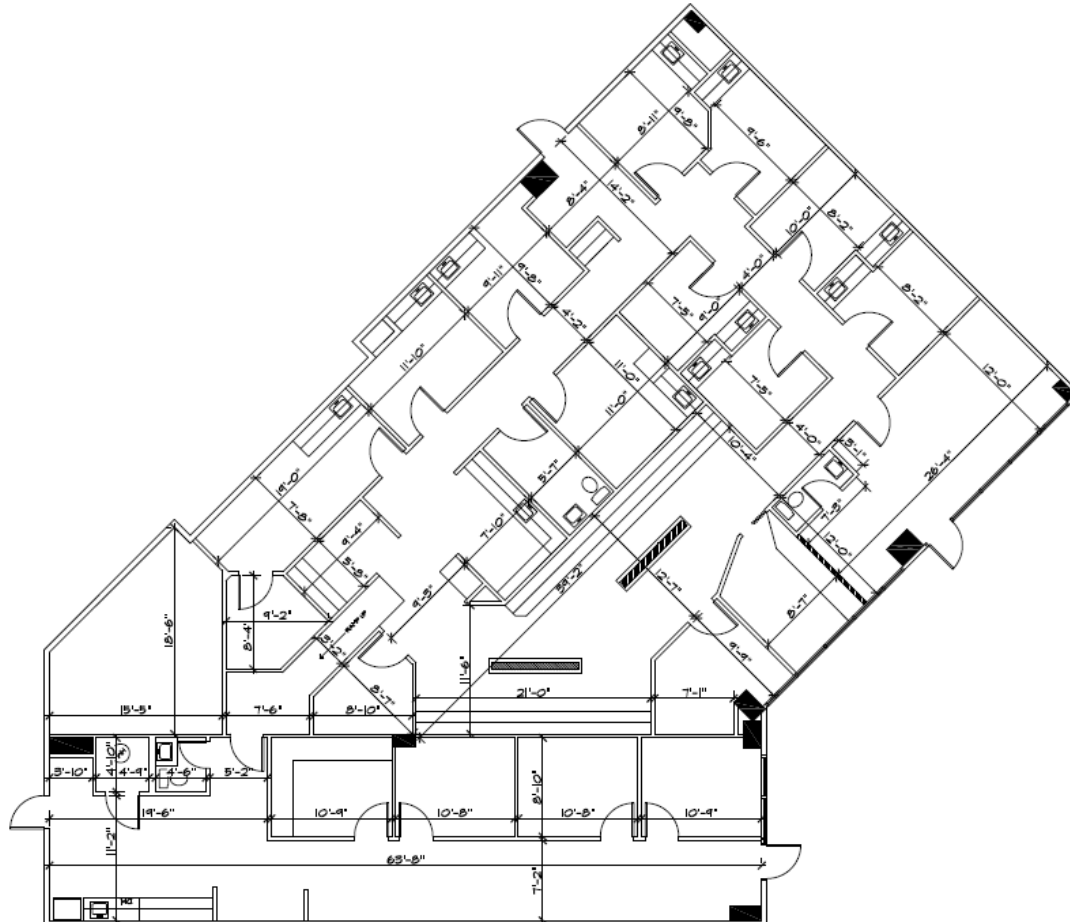
- Wilmore Shopping Center has great access and visibility from Wadsworth and 38th and also benefits from nearby Lutheran Hospital.
- The property benefits from an excellent daytime population and high residential density.
- Monument signage located on both W. 38th Ave. and Wadsworth Blvd.


SUITE A118



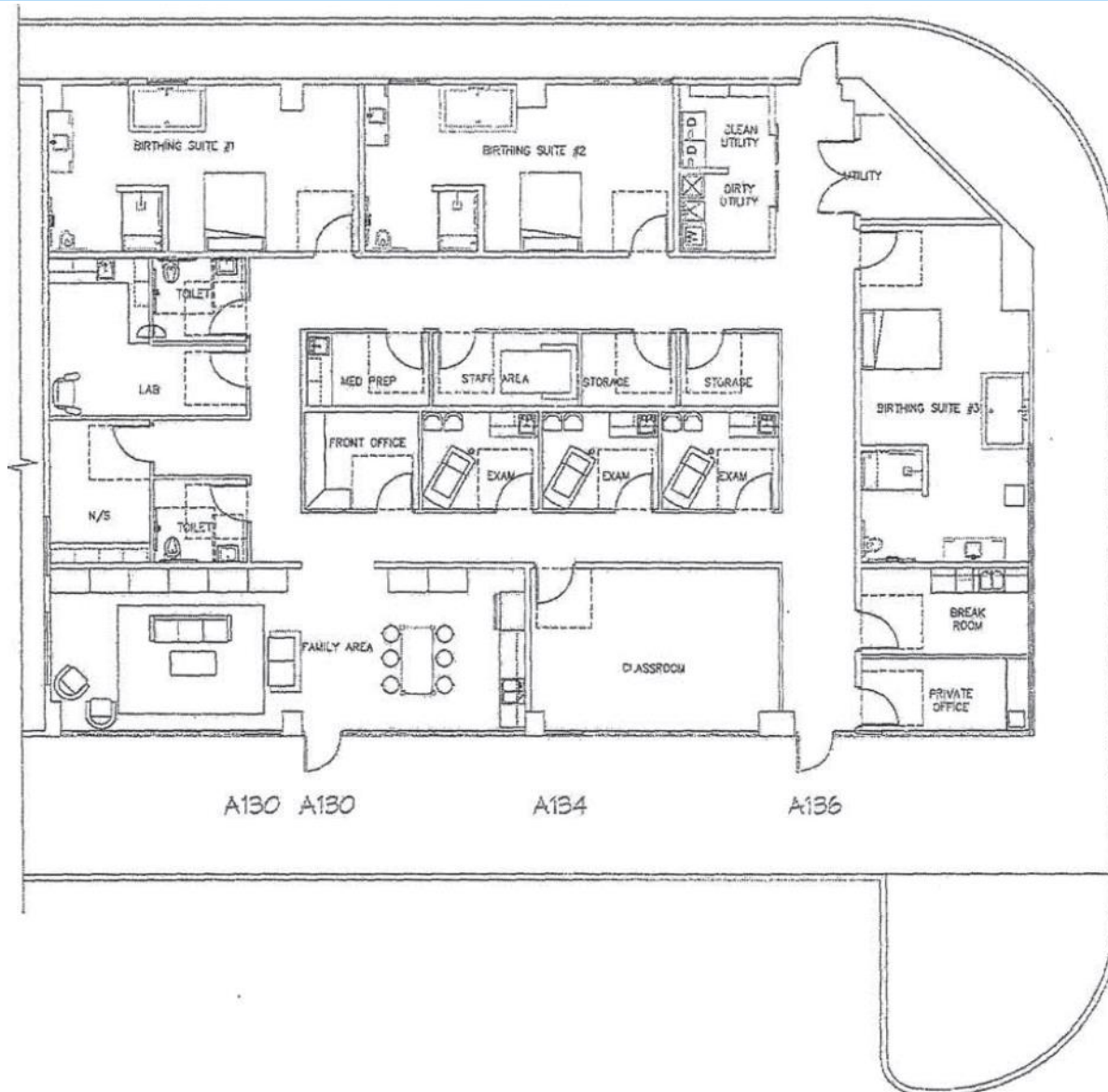
| | | |
|--|--------------------------------------|---|
|  <p>999 18TH ST Suite 1430-S Denver Colorado 80202 303.292.3290 Fax: 303.292.3296</p> | Sheet Title MARKETING PLAN | Sheet No. 1 OF 1 |
| | Project SUITE A118 | 7771 WEST 38TH AVENUE WHEATRIDGE, CO 80033 |

SUITE A118



| | | | |
|--|--------------------------------------|---|---------------------|
|  <p>999 18TH ST Suite 1430-S Denver Colorado 80202 303.292.3290 Fax: 303.292.3296</p> | Sheet Title MARKETING PLAN | 7777 WEST 38TH AVENUE WHEATRIDGE, CO 80033 | Sheet No. 1 OF 1 |
| | Project SUITE A118 | Date 9.13.18 | |

SUITE A130



ROSS
DRESS FOR LESS

BIG LOTS!

Hancock Fabrics

WADSWORTH BOULEVARD | 42,000 VPD

Wendy's

McDonald's

SAFEWAY

BOSTON MARKET
Home Style Meats

VECTRA BANK
COLORADO

MIDAS

CHASE

38TH AVENUE | 17,521 VPD



SITE

Lutheran MEDICAL CENTER
Member of SCL Health System

2,500+ Employees
437 Beds
88,000+ Patients/yr

Takyo JOE'S

Go WIRELESS

PACIFIC DENTAL SERVICES

SHELL

231 Multi-Family Units
Coming Summer 2019

Lucky's Market

DE PAUL
Real Estate Advisors

PROPOSED CONTINUOUS MOVEMENT INTERSECTION – MAY 2020



Dedicated patio or 34 parking spaces

CosmoProf

Select MEDICAL

SUBWAY

Little Caesars

Edward Jones

Touchstone

Proposed Monument Sign

Wendy's

jiffy lube

McDonald's

SAFeway GASOLINE

Fantastic Sams

BR Boykin Robins

SAFeway

BOSTON MARKET Home Style Meats

BURGER KING

CHASE

Sinclair

7 ELEVEN

THE CORNERS AT WHEAT RIDGE
231 MULTI-FAMILY APARTMENTS
COMING WINTER 2018
Lucky's Market
OPENING SUMMER 2018

DE PAUL
Real Estate Advisors

MATTHEW WATSON
Broker
(303) 333-9799
Matthew@DePaulREA.com

TURN-KEY MEDICAL SPACE

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