

FOR LEASE | ILIFF COMMONS HARD CORNER OF ILIFF & PEORIA

12201 – 12293 E. ILIFF AVENUE
AURORA, COLORADO 80014



DEPAUL

Real Estate Advisors

4500 Cherry Creek Drive South, Suite 860
Denver, Colorado 80246
Phone: (303) 333-9799

EXCLUSIVELY PRESENTED BY:

MATTHEW WATSON

Broker

(303) 333-9799

Matthew@DePaulREA.com

STRONG FUNDAMENTALS

- Strong neighborhood tenant retail brands, including Panera Bread, Bean Tree Coffee, and Great Clips.
- Strong demographics with 177,802 individuals living a 3-mile radius and 190,071 individuals working within a 5-mile radius.
- Well maintained with great visibility, identity, and excellent freeway access.

PROPERTY ADDRESS	12201-12293 E. Iliff Avenue Aurora, Colorado 80014
PROPERTY TYPE	Neighborhood Retail
AVAILABLE SPACE	SPACE #20 4,168 SF – Turn-key Restaurant
	SPACE #31 1,141 SF
LEASE RATE	Contact Broker
LEASE TYPE	NNN
NNN EXPENSES	Approx. \$8.18/SF
PARKING	377 Surface (5.17 / 1,000 SF)
ZONING	B-1 (City of Aurora)

<u>DEMOGRAPHICS</u>	1 MILE	3 MILES	5 MILES
2018 EST. POPULATION	19,669	176,726	457,647
AVERAGE HH INCOME	\$76,595	\$68,269	\$77,144
DAYTIME EMPLOYEES	5,914	66,766	191,031
BUSINESSES	663	6,994	19,694

<u>TRAFFIC COUNTS</u>	VEHICLES PER DAY
S. PEORIA STREET NORTH OF E. ILIFF AVENUE	26,140 VPD
E. ILIFF AVENUE EAST OF S. PEORIA STREET	36,500 VPD
S. PEORIA STREET SOUTH OF E. ILIFF AVENUE	25,748 VPD
E. ILIFF AVENUE WEST OF S. PEORIA STREET	36,200 VPD

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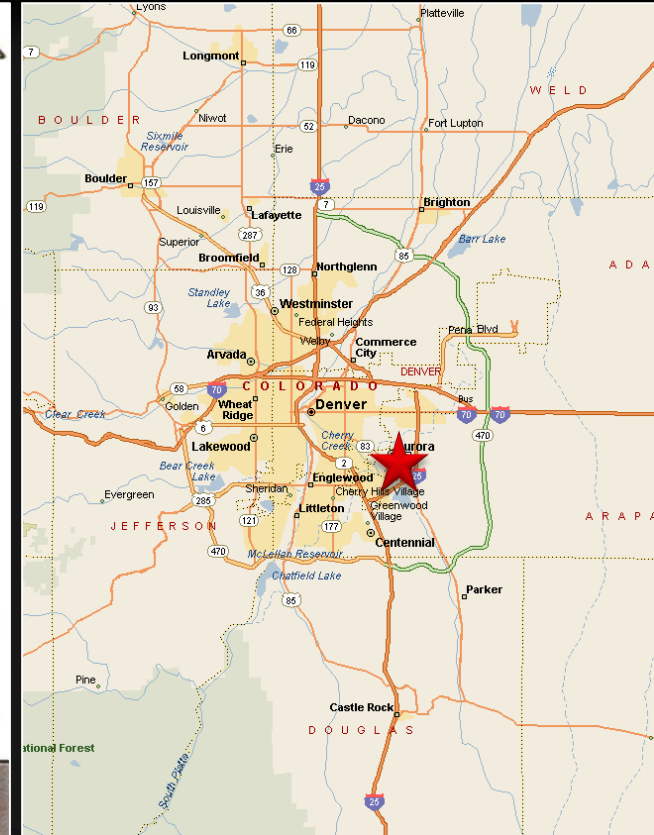
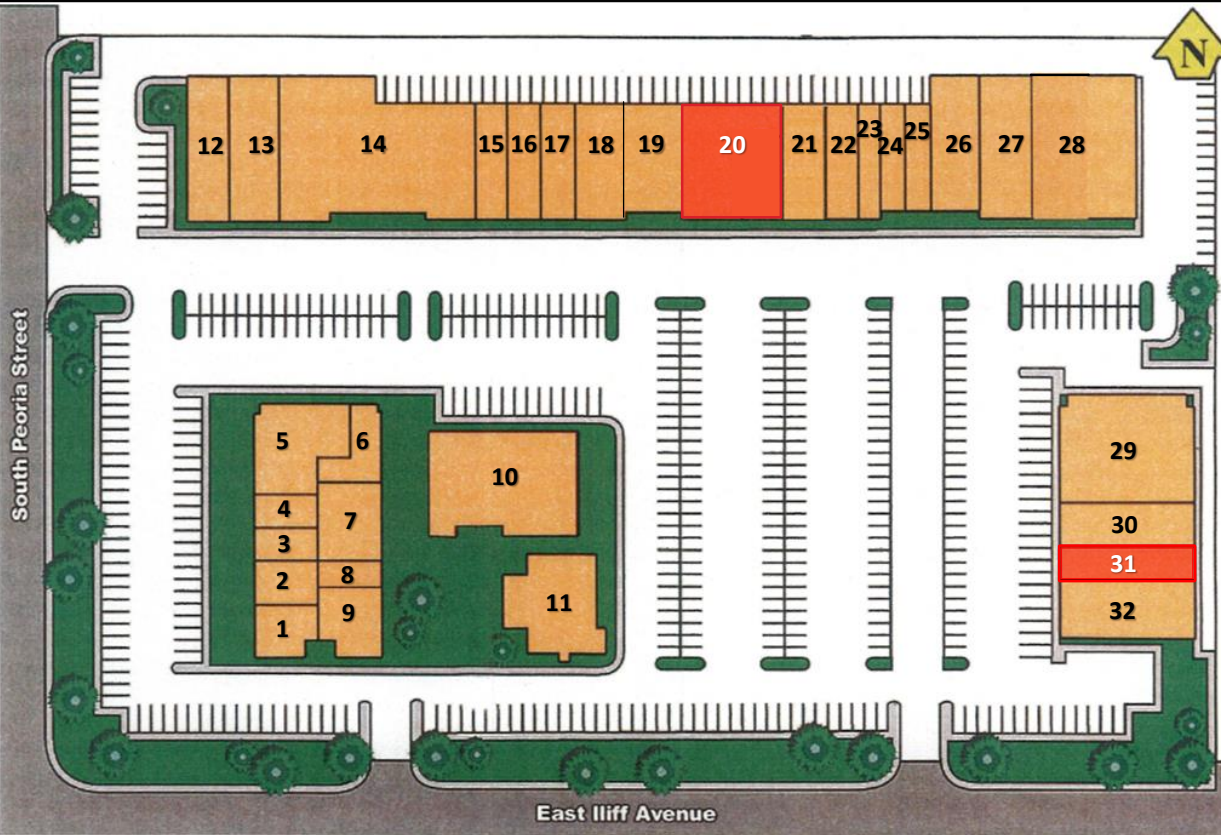
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TENANT DIRECTORY

1	Bean Tree Coffee	12	Casa Gutierrez	23	Hair Tenders
2	RiNo Vapes	13	Iliff Park Liquors	24	UB Nails
3	Liberty Tax	14	Indian Grocery	25	Daniel's of Paris
4	Great Clips	15	Beltone Hearing Center	26	Hot Pink Cleaners
5	K-Pub Restaurant	16	China Jade	27	LDT Fitness
6	Masha and the Bear	17	Mandarin Noodle Bar	28	Little Star Day Care
7	Victory Bible Church	18	Elevate Fashion & Lifestyle	29	Panera Bread
8	Sample Supports	19	First Class Barbers	30	Mix N Fix
9	Timothy Kneller, DDS	20	AVAILABLE 4,168 SF	31	AVAILABLE 1,141 SF
10	Challengers Sports Bar	21	Papa Nick's Pizza	32	Affordable Dentures
11	Bent Fork Restaurant	22	SM Groceries		

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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:

Iliff Commons Shopping Center | 12201 – 12293 E. Iliff Avenue, Aurora, CO 80014 _____ 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: DePaul Real Estate Advisors



Broker