

TURNKEY RESTAURANT SPACE WITH OUTDOOR PATIO
60,000 VPD ALONG ARAPAHOE ROAD & PEORIA

SUBLEASE
\$24.00/SF + NNN



Property Type: Class "A" Arterial Retail

Lease Rate: \$24.00/SF

NNN Expenses: \$18.01/SF

YOC: 2002 / 2003

Available Space: 2,030 Sq. Ft.

Lease Type: Sublease

Zoning: MU-PUD (City of Centennial)

Tenants: Starbucks, Noodles & Company, Einstein Bros.
Subway, Chipotle and Wasabi Sushi

CENTENNIAL SHOPS

12023 East Arapahoe Road, Unit A120
Centennial, Colorado 80112

Exclusively Presented By:

DePaul Real Estate Investment Group, Inc.

Matthew Watson

Associate Broker

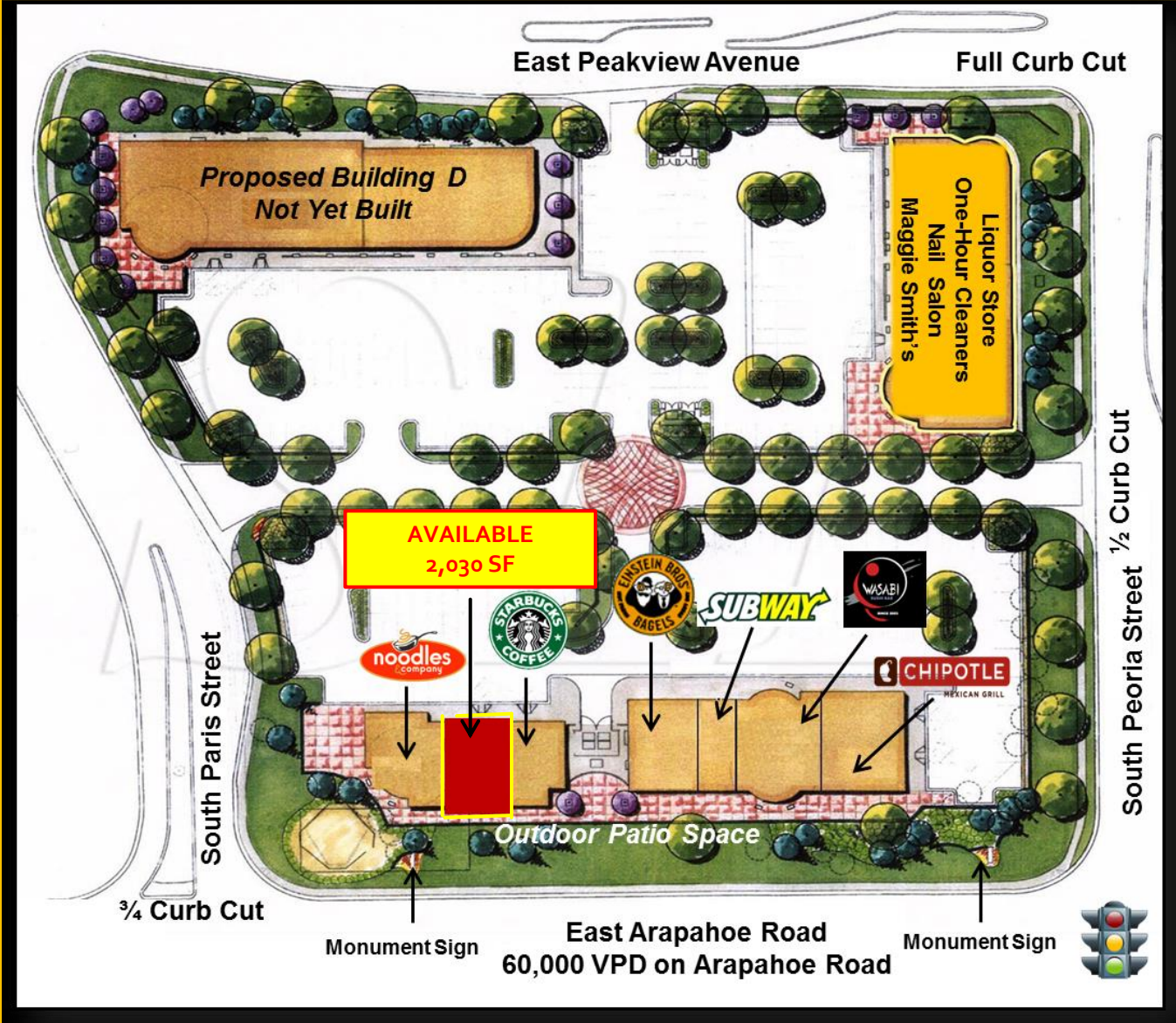
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Demographics	1 Mile	3 Miles	5 Miles
2014 Est. Population	4,033	54,235	234,010
Growth 2014-2019	9.55%	9.08%	9.40%
Average HH Income	\$130,217	\$107,463	\$96,016
Daytime Employees	12,752	118,825	217,211
Business	802	8,284	18,421
Median Home Value	\$434,223	\$362,530	\$287,711

Traffic Counts	Cars Per Day
E. Arapahoe Rd. & S. Paris St. (W)	66,060 VPD
E. Arapahoe Rd. & S. Peoria (E)	60,000 VPD
S. Peoria St. & E. Arapahoe Rd. (N)	18,456 VPD
S. Peoria St. & E. Arapahoe Rd. (S)	14,725 VPD
E. Arapahoe Rd. & S. Peoria St. (E)	56,109 VPD
S. Peoria St. & E. Briarwood Ave. (S)	14,836 VPD

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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.

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:

Centennial Shops - SUBLEASE

12023 East Arapahoe Road, Unit A120, Centennial, CO 80112

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/or hand-delivery and retained a copy for Broker's records.

Brokerage Firm's Name: DePaul Real Estate Investment Group, Inc.



Broker Matthew Watons