

KIPLING & COLFAX

Hard Corner of West Colfax Avenue & Kipling Street

RETAIL SPACE
AVAILABLE FOR LEASE



PROPERTY TYPE:	Retail located on the hard corner of West Colfax and Kipling Street	LEASE RATE:	Competitive lease rates, please call for more details
BUILDING SIZE:	6,542 SF	LEASE TYPE:	Net, Net, Net
LAND AREA:	27,083 SF	ESTIMATED 2014 NNN EXPENSES:	\$8.88/SF +/-
UNITS AVAILABLE:	Unit #2 – 1,611 SF Unit #3 – 1,607 SF (or Contiguous)	IDEAL USES:	Retail, QSR, Financial Services, Hair Salon, Cigarette Store, Professional Services, Medical, Dental, and more.
ZONING:	MGS – Mixed Use (City of Lakewood)	YEAR OF CONSTRUCTION:	1995, Renovated 2006
		PARKING	40 Parking Spaces



SHOPPING CENTER HIGHLIGHTS:

- The property benefits from an excellent daytime population, with over 151,903 individuals working within a five-mile radius of the property.
- Major employers of the City of Lakewood include: the Federal Government, Jefferson County R-1 School District, St. Anthony's Medical Campus, Terumo BCT, and the City of Lakewood.
- Located ten minutes west of Downtown Denver, the City of Lakewood is the 5th largest city in the state of Colorado.

9998 West Colfax Avenue
Lakewood, Colorado 80215



Exclusively Presented By:

DEPAUL
Real Estate Investment Group, Inc.

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	<p>Suite #3 1,607 SF AVAILABLE</p>	<p>Suite #2 1,611 SF AVAILABLE</p>	
<p>CAN BE COMBINED FOR A TOTAL OF 3,218 SF</p>			



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2014 Est. Population	11,789	103,852	326,072
Growth 2014-2019	5.28%	4.53%	6.57%
2014 Average HH Income	\$59,379	\$62,974	\$67,009
Daytime Employees	13,072	82,843	163,826
Business	1,134	8,343	17,982

TRAFFIC COUNTS	CARS PER DAY
Kipling North of Colfax	38,600 VPD
Kipling South of Colfax	38,500 VPD
Colfax West of Kipling	29,900 VPD
Colfax East of Kipling	29,900 VPD

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:

Kipling & Colfax

9998 West Colfax Avenue, Lakewood, Colorado 80215

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 Watson



Broker Charles Thompson