ARLINGTON SQUARE

5017-5197 W. 64TH AVE.

ARVADA, CO 80003

CLICK HERE FOR 3D TOUR!



DEPAUL
Real Estate Advisors

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Denver, CO 80246
(303) 333-9799
www.depaulrea.com

MATTHEW
WATSON
Broker
(303) 333-9799
Matthew@DePaulR

PROPERTY OVERVIEW

PROPERTY DESCRIPTION

LOCATION	5017-5197 W. 64th Ave. Arvada, CO 80003	
PROPERTY TYPE	Neighborhood Retail Center	
AVAILABLE SPACE	Unit 5107	1,200 SF
	Unit 5127	2,327 SF
	Unit 5157	25,605 SF
	CLICK HERE FOR 3D TOUR OF UNIT 5157	
	Potential Pad Sites Available	
LEASE RATE	*Please contact broker*	
LEASE TYPE	NNN	
NNN EXPENSES	2025 Estimated: $8.46 PSF	
PARKING	413 Surface	

- Located at the busy intersection of Sheridan Blvd. and W. 64th Ave.
- Excellent visibility and access from both Sheridan Blvd. and W. 64th Ave.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 EST. POPULATION	13,898	133,022	376,991
AVERAGE HH INCOME	$112,416	$115,105	$122,237
DAYTIME EMPLOYEES	4,435	43,009	155,183
BUSINESSES	421	5,838	19,868

TRAFFIC COUNTS

COLORADO Department of Transportation

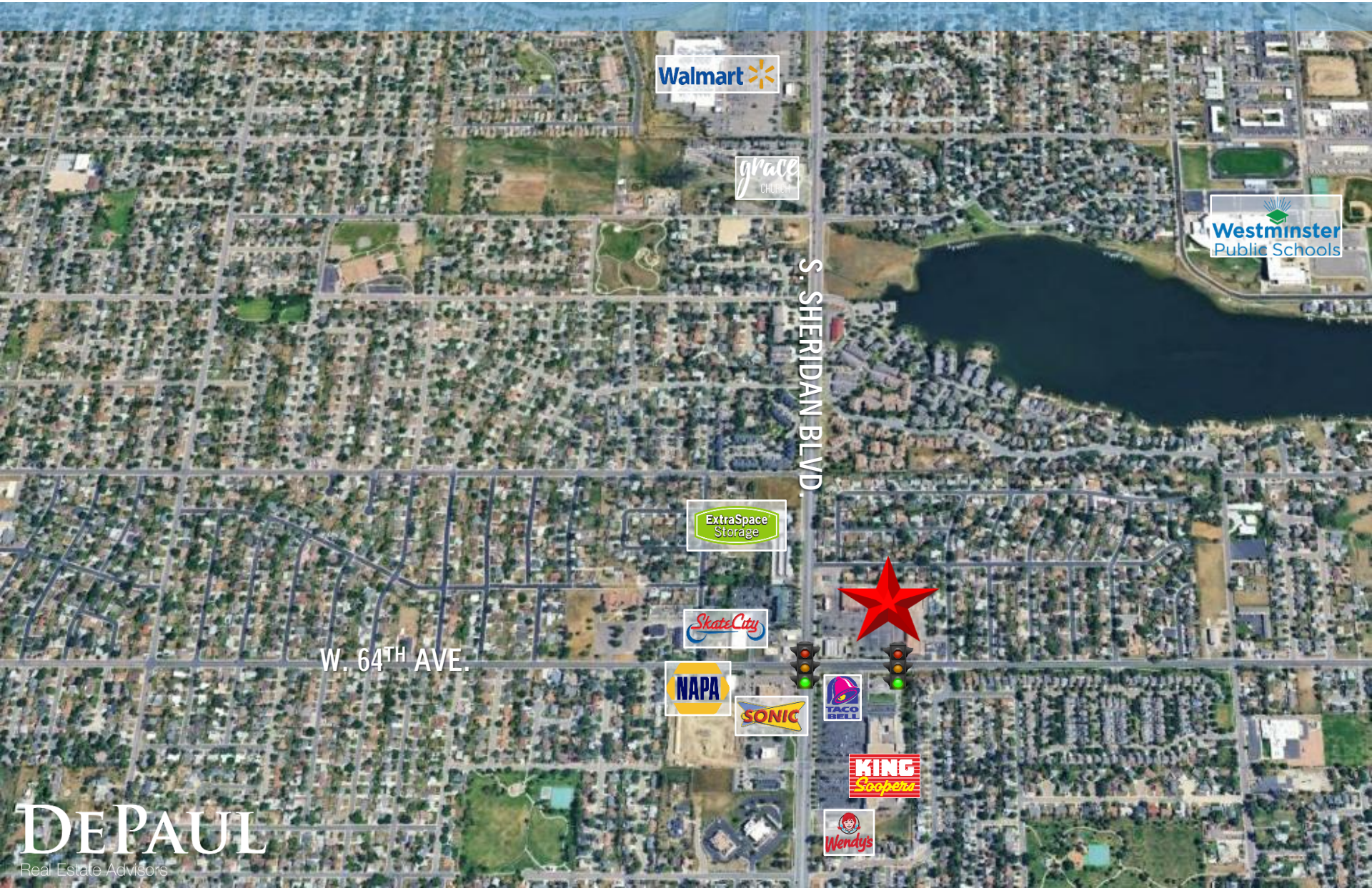
CoStar Group

SHERIDAN BLVD. NORTH OF W. 64TH AVE.	42,409 VPD
SHERIDAN BLVD. SOUTH OF W. 64TH AVE.	48,092 VPD
W. 64TH AVE. EAST OF SHERIDAN BLVD.	11,683 VPD
W. 64TH AVE. WEST OF SHERIDAN BLVD.	11,650 VPD

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AERIAL



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SITE PLAN


POPEYES
N.A.P.
GENX
TRANSFORM GYM
ADVANCED LAUNDROMAT
FASCINATIONS
MAYLIN MASSAGE
ARVADA IMPLANT & COSMETICS
TAMALE MORENO
AVAILABLE | 25,231 SF
AVAILABLE
AVAILABLE
TRUSTY TATTOO
RELACHE NAILS & SPA
ARVADA SMOKE SHOP
CESAR ALAN SALON
Allstate
BOOST MOBILE
TOROtaxes
Individual & Business Services
TOTAL WIRELESS
POTENTIAL PAD SITE
POTENTIAL PAD SITE
Shell
N.A.P.
ArchWell HEALTH

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CONTACT:

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The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (BDT20-10-19) (Mandatory 1-20)

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:

5017-5197 W. 64th Ave. Arvada, CO 80003

or real estate which substantially meets the following requirements:

_____.

Tenant understands that Tenant is not 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 ☐ landlord's transaction-broker and Tenant is a customer. Broker intends to perform the following list of tasks: ⬓ Show the premises ⬓ Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Tenant.

☐ **Customer for Broker's Listings – Transaction-Brokerage for Other Properties.** When Broker is the landlord's agent or landlord's transaction-broker, Tenant is a customer. When Broker is not the landlord's agent or landlord's transaction-broker, Broker is a transaction-broker assisting Tenant in the transaction. Broker is not the agent of Tenant.

☐ **Transaction-Brokerage Only.** Broker is a transaction-broker assisting the Tenant 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 applies:

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

Brokerage Firm's Name: DePaul Real Estate Advisors



Broker