OAKBROOK SHOPPING CENTER

311 E. COUNTY LINE RD.

LITTLETON, CO 80122

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	311 E. County Line Rd. Littleton, CO 80122	
PROPERTY TYPE	Neighborhood Retail Center	
AVAILABLE SPACE	UNIT 4/5	1,647 SF - 3,294 SF Space is divisible
LEASE RATE	*Please contact broker*	
LEASE TYPE	NNN	
NNN EXPENSES	2026 Estimated: $12.72 PSF	
PARKING	360 Surface Spaces	

- Excellent visibility from C-470 and multiple access points from E. County Line Rd.
- Directly adjacent to the busy interchange of Broadway and C-470
- Supported by multiple high-income subdivisions in the immediate area

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 EST. POPULATION	11,164	106,858	247,523
AVERAGE HH INCOME	$148,516	$146,265	$146,074
DAYTIME EMPLOYEES	12,888	43,314	86,863
BUSINESSES	1,865	6,048	11,619

TRAFFIC COUNTS

COLORADO Department of Transportation

CoStar Group

E. COUNTY LINE RD. EAST OF BROADWAY	22,080 VPD
BROADWAY NORTH OF E. COUNTY LINE RD.	35,463 VPD
C-470 WESTBOUND	91,722 VPD

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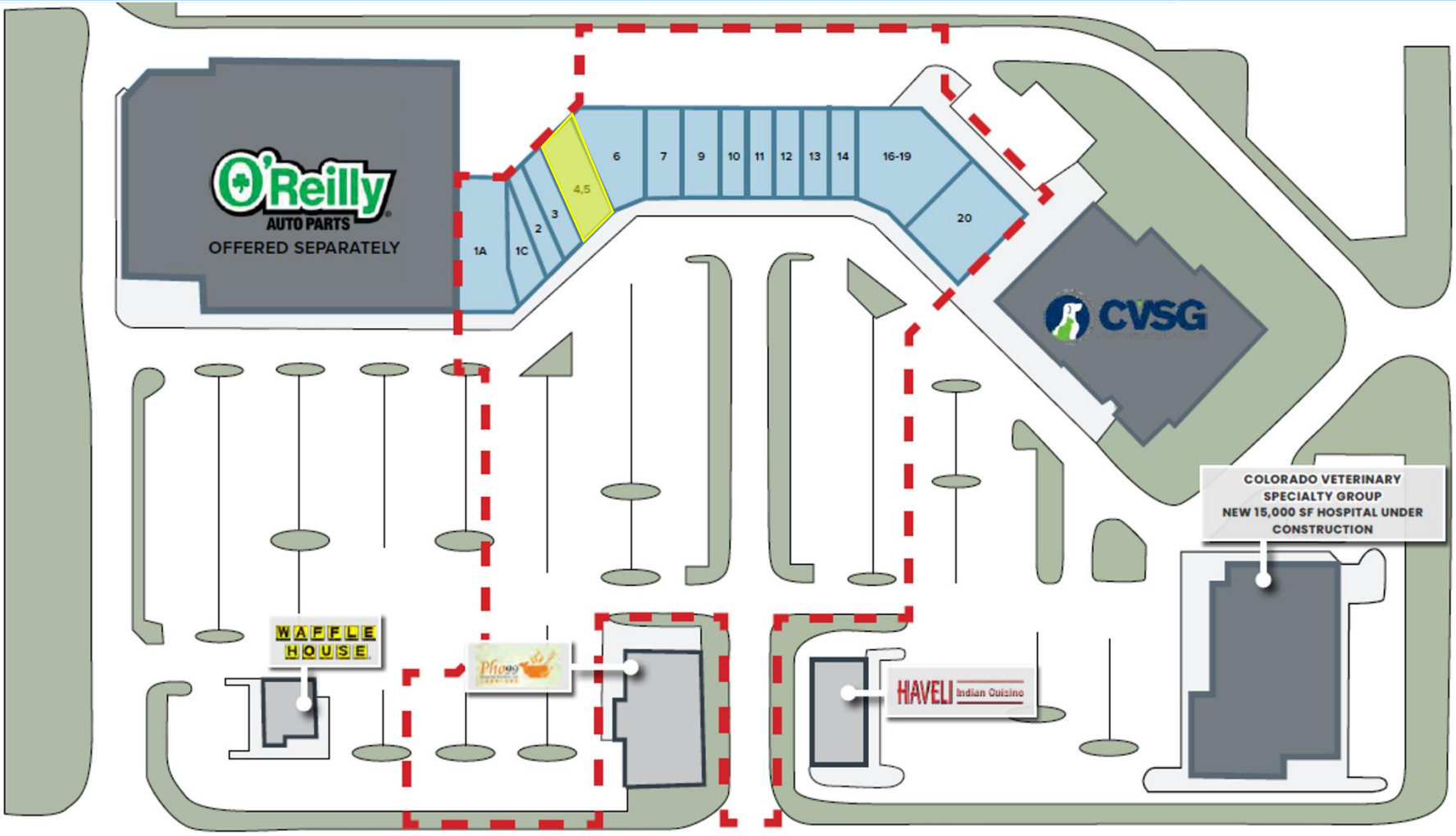
ACE Hardware
AdventHealth Littleton
Encompass Health
SAFEWAY
JIMMY JOHN'S
AfterOurs URGENT CARE
W. Mineral Avenue
COSTCO
45-ACRE COMMERCIAL & RETAIL DEVELOPMENT
COSTCO
370-UNIT MULTI-FAMILY DEVELOPMENT
South Park Terrace
KING Soopers
CHASE
TACO BELL
DUTCH BROS Coffee
Wendy's
RNDC
REPUBLIC NATIONAL DISTRIBUTING COMPANY
McDonald's
MIDAS
Mercedes-Benz
MISSION HILLS CHURCH
REAL. MESSY. NEW.
goodwill
Ford
O'Reilly AUTO PARTS
CVSG
WAFFLE HOUSE
470

SITE PLAN



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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:

311 E. County Line Rd. Littleton, CO 80122

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