

RESTAURANT SPACE FOR LEASE

180 S. UNION BLVD.

LAKEWOOD, CO 80228



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	Union Walk Retail Center 180 S. Union Blvd. Lakewood, CO 80228	
PROPERTY TYPE	Neighborhood Retail Center	
AVAILABLE SPACE	Unit 108	2,195 SF – Restaurant infrastructure in place
LEASE RATE	Contact broker	
LEASE TYPE	NNN	
NNN EXPENSES	\$17.04 PSF Estimated	
PARKING	50 Surface	

- Adjacent to St. Anthony Hospital, with 237 beds.
- Near Denver Federal Center, a 623-acre campus with 28 different government agencies in 44 buildings.
- Across from the Beacon 85 apartment development, with 343 units.

DEMOGRAPHICS

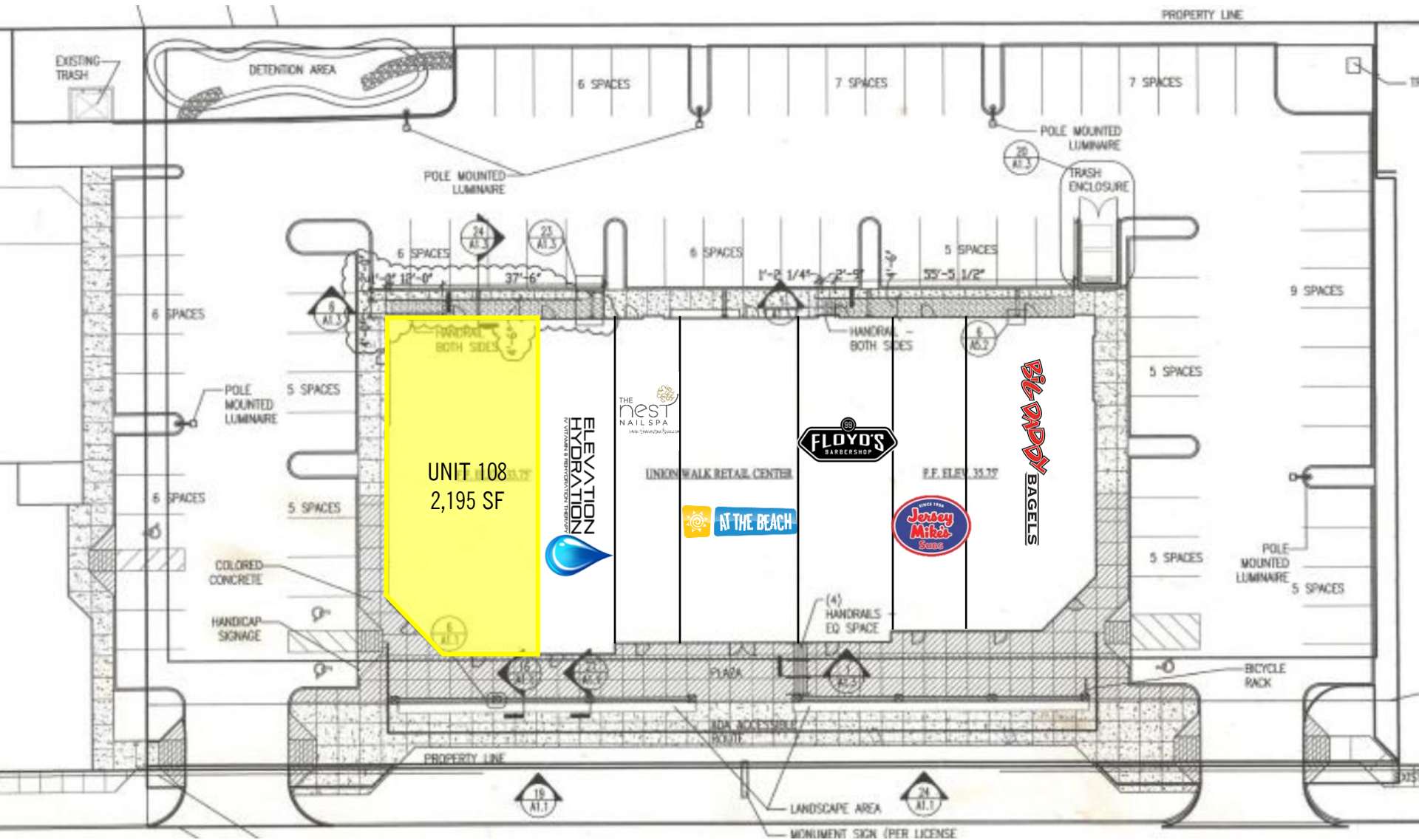
	1 Mile	3 Miles	5 Miles
2023 EST. POPULATION	15,573	90,662	234,067
AVERAGE HH INCOME	\$86,263	\$104,604	\$98,928
DAYTIME EMPLOYEES	15,904	64,243	124,415
BUSINESSES	1,971	6,718	13,800

TRAFFIC COUNTS



S. UNION ST. NORTH OF W. CEDAR DR.	42,021 VPD
W CEDAR DRIVE WEST OF S. UNION ST.	10,217 VPD
S. UNION ST. SOUTH OF W. CEDAR DR.	35,002 VPD
W. ALAMEDA AVE. AT S. UNION ST.	30,905 VPD

SITE PLAN



AERIAL



St. Anthony
Hospital
Centura Health

Marriott
HOTELS & RESORTS

Wahoo's

BIG O TIRES

0.85 MI
NORTH

6

OLD CHICAGO
SANTA FE PIZZA

CHIPOTLE
MEXICAN GRILL

WELLS FARGO

DUTCH BROS

Wendy's

Hampton
Inn

CHARLES D.
SINCE 1983

Public Storage

ACE
Hardware

McDonald's

QDOBA
MEXICAN EATS

FAMILY JOE'S
CORNER BAKERY

24 HOUR FITNESS

arc
THRIFT STORES

KING
Soopers

S. UNION BLVD. | 42,021 VPD

ALAMEDA PKWY | 30,905 VPD

UNION WALK

CONTACT:

MATTHEW WATSON

Broker

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Denver, CO 80246-1537

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BARBERSHOP

Mike & Sues

180 S UNION
104

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your
bliss

Now
hiring!

CUTS COLOR

SHAVES

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:

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 _____ and retained a copy for Broker's records.

Brokerage Firm's Name: _____



Broker