WELSHIRE PLAZA

2300-2392 S. COLORADO BLVD.

DENVER, CO 80222



DePaul
Real Estate Advisors

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

MATTHEW WATSON
Broker
(303) 333-9799
Matthew@DePaulREA.com

PROPERTY OVERVIEW

PROPERTY DESCRIPTION

LOCATION	2300-2392 S. Colorado Blvd. Denver, CO 80222	
PROPERTY TYPE	Neighborhood Retail Center	
AVAILABLE SPACE	Unit 2320	2,000 SF
	Unit 4061	1,530 SF
LEASE RATE	Please contact broker	
LEASE TYPE	NNN	
NNN EXPENSES	$11.10 PSF	
PARKING	108 Surface Spaces	

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 EST. POPULATION	18,166	167,157	454,969
AVERAGE HH INCOME	$127,720	$133,700	$123,388
DAYTIME EMPLOYEES	16,378	92,686	293,339
BUSINESSES	2,409	13,591	38,594

TRAFFIC COUNTS

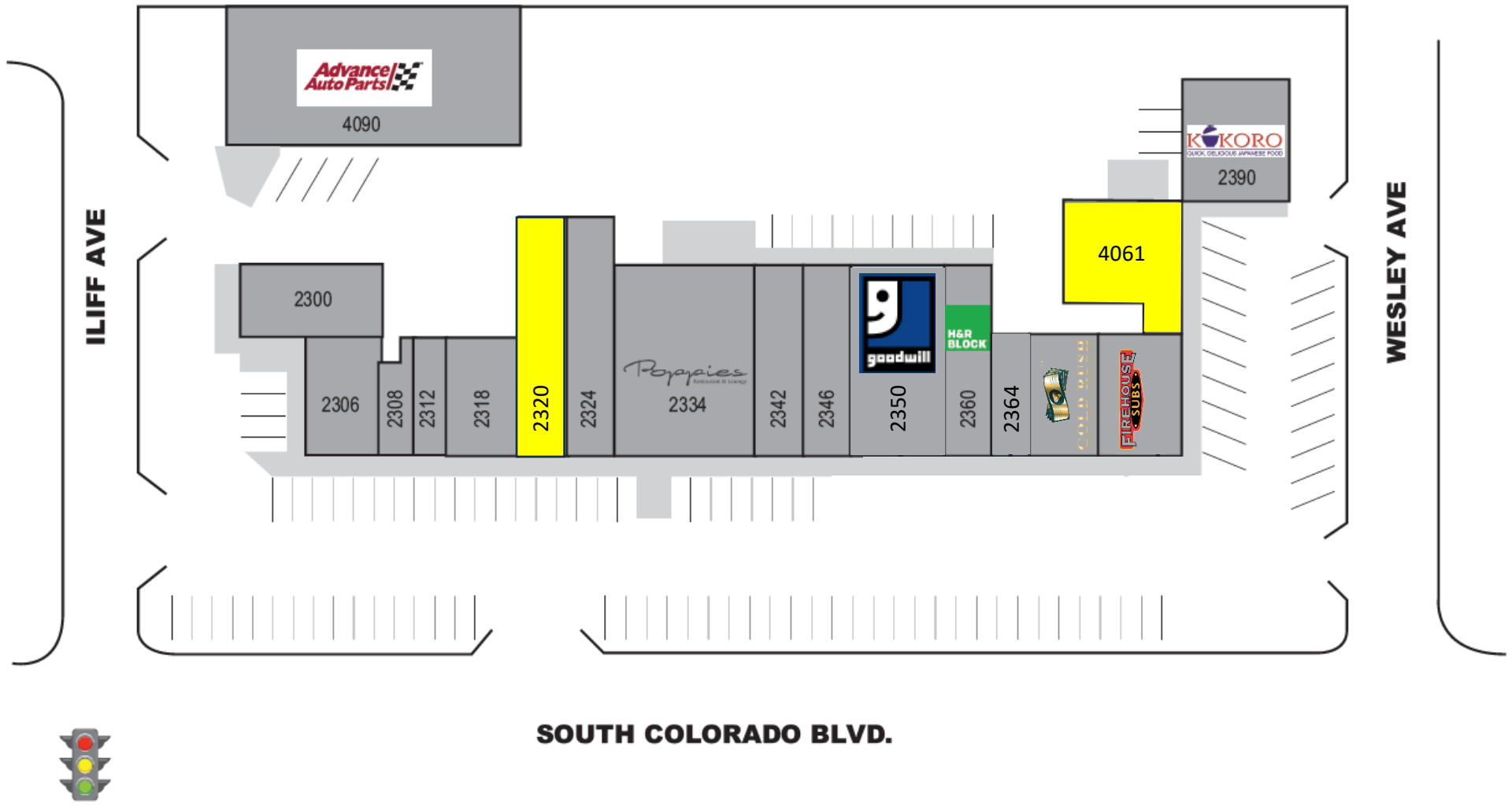
S. COLORADO BLVD. SOUTH OF E. ILIFF AVE.	37,211 VPD
E. ILIFF AVE. EAST OF S. COLORADO BLVD.	4,100 VPD

2300	1,865 SF	Pet Station	**2346**	1,600 SF	Good Day Spa
2306	1,500 SF	Jet's Pizza	**2350**	3,200 SF	Goodwill
2308	650 SF	Donut House	**2360**	1,530 SF	H&R Block
2312	750 SF	Tulip Gifts & Cards	**2364**	750 SF	Capital Eyebrow Threading
2318	1,500 SF	Rocky Mtn Meat Market	**2370**	1,500 SF	Gold Rush
2320	2,000 SF	VACANT	**2380**	1,750 SF	Firehouse Subs
2324	1,850 SF	Kitchen & Bath Design of Colorado	**2390**	3,000 SF	Kokoro
2334	4,800 SF	Poppie's Restaurant	**4061**	1,530 SF	VACANT
2342	1,600 SF	Fashion Tailor	**4090**	7,500 SF	Advanced Auto Parts

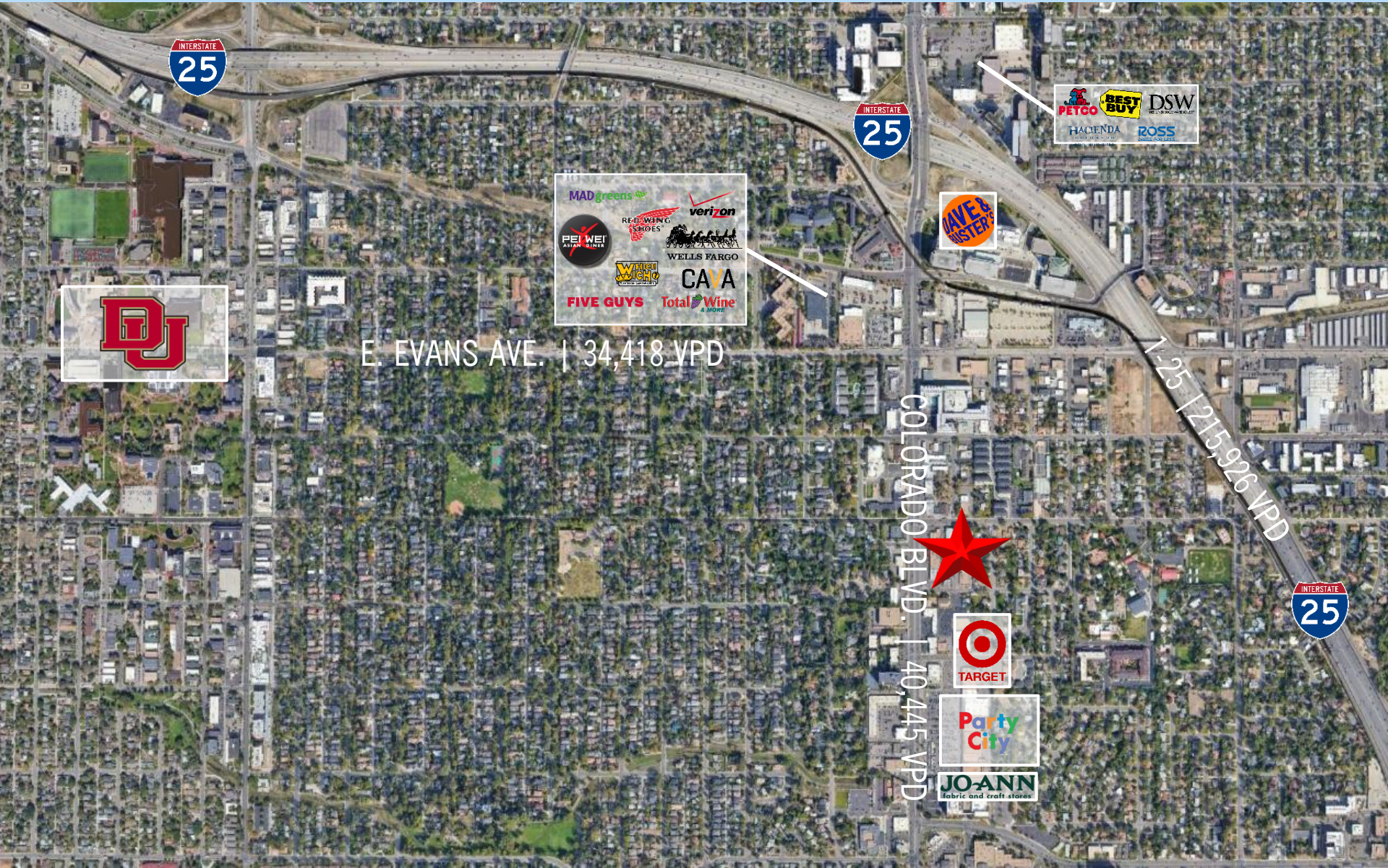
- Neighborhood shopping center along Colorado Boulevard; excellent access and visibility.
- Two spaces remaining; join Jet's Pizza, Poppies Restaurant, Advance Auto Parts, and Kokoro.

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SITE PLAN


ILIFF AVE
WESLEY AVE
SOUTH COLORADO BLVD.
Advance Auto Parts
4090
2300
2306
2308
2312
2318
2320
2324
Poppies
2334
2342
2346
goodwill
2350
H&R BLOCK
2360
2364
COLD RUSH
FIREHOUSE SUBS
4061
KOKORO
2390

AERIAL


INTERSTATE 25
INTERSTATE 25
INTERSTATE 25
MADgreens
verizon
RED WING SHOES
PEI WEI ASIAN DINER
WELLS FARGO
WITCH'S WICHO
CAVA
FIVE GUYS
Total Wine & MORE
E. EVANS AVE. | 34,418 VPD
PETCO
BEST BUY
DSW
HACIENDA
ROSS
DAVE & BUSTER'S
I-25 | 215,926 VPD
COLORADO BLVD. | 40,445 VPD
TARGET
Party City
JOANN fabric and craft stores

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DEPAUL
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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:

Welshire Plaza | 2300-2392 S. Colorado Blvd. Denver, CO 80222

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