

**TRADE AREA DEMOGRAPHICS**

|                   | 1 Mile    | 3 Mile    | 5 Mile    |
|-------------------|-----------|-----------|-----------|
| Population        | 15,233    | 125,021   | 348,087   |
| Average HH Income | \$124,078 | \$120,209 | \$129,898 |
| Businesses        | 320       | 5,828     | 17,926    |
| Employees         | 2,485     | 48,297    | 135,059   |

Source: Applied Geographic Solutions 2023

**TRAFFIC COUNTS**

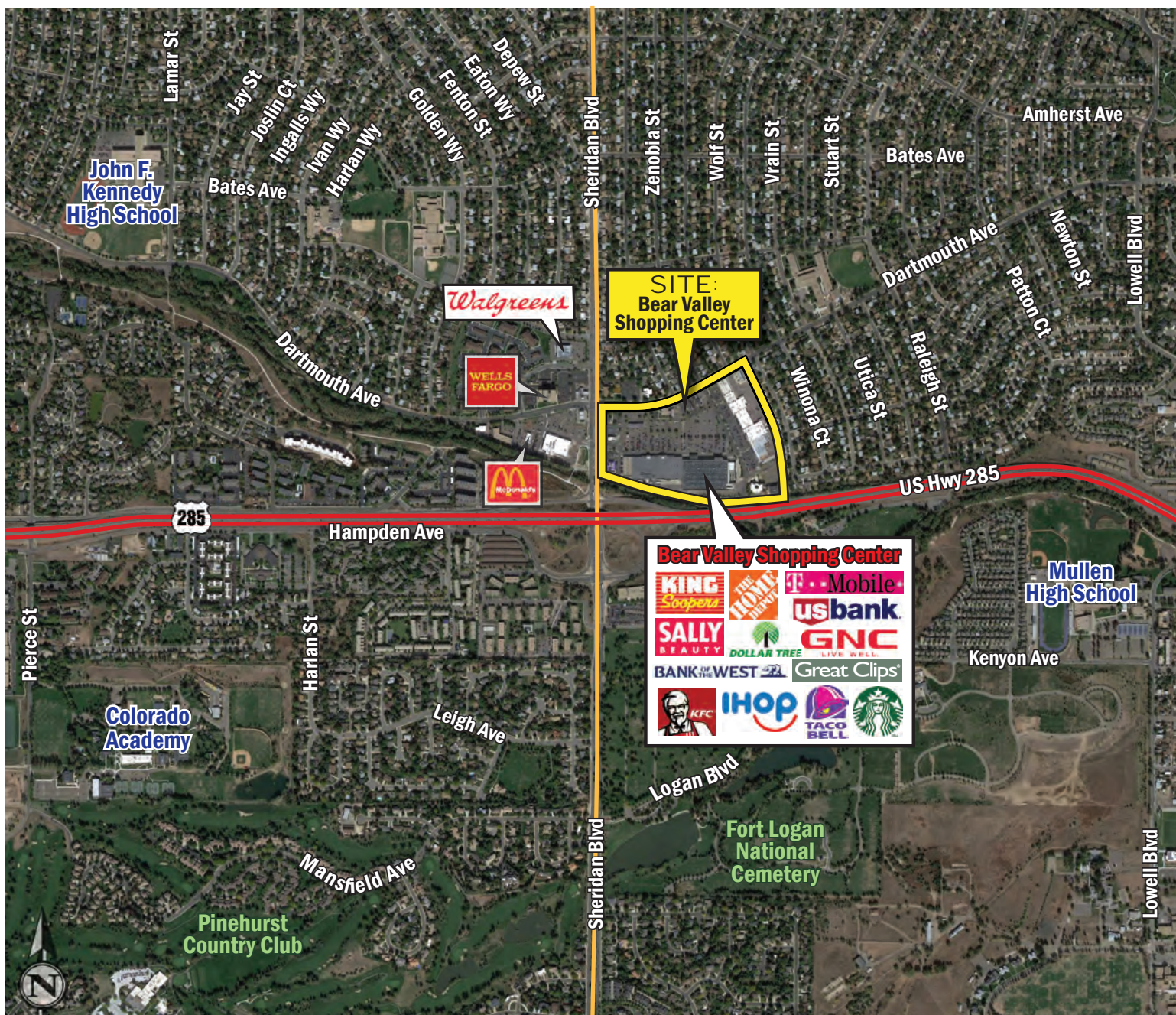
|  |                 |
|--|-----------------|
| On Sheridan Blvd north of Highway 285  | 34,623 Cars/day |
| On Sheridan Blvd south of Highway 285  | 34,823 Cars/day |
| On Dartmouth Ave east of Sheridan Blvd | 11,680 Cars/day |
| On Dartmouth Ave west of Sheridan Blvd | 11,753 Cars/day |
| On Highway 285 east of Sheridan Blvd   | 69,559 Cars/day |
| On Highway 285 west of Sheridan Blvd   | 54,475 Cars/day |

Source CDOT 2023

**RETAIL SPACE AVAILABLE FOR LEASE**

# BEAR VALLEY SHOPPING CENTER

**NEC OF HIGHWAY 285 & SOUTH SHERIDAN BOULEVARD - DENVER, CO**



- Join anchors; King Soopers, Home Depot, US Bank, and Bank of the West in the only grocery anchored retail center in the market.
- In-line space available from 660 SF to 24,464 SF.
- Rare small neighborhood retail spaces.
- Excellent visibility and access from high traffic intersection.
- Junior anchor space available (Can be demisable).

**FOR MORE INFORMATION, PLEASE CONTACT**

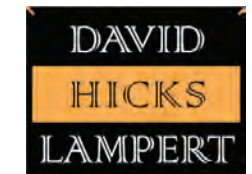
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# RETAIL SPACE AVAILABLE FOR LEASE

## BEAR VALLEY SHOPPING CENTER

NEC OF HIGHWAY 285 & SOUTH SHERIDAN BOULEVARD - DENVER, CO

| Suite         | Tenant                     | Size             |
|---------------|----------------------------|------------------|
| 1A            | Subway                     | 1,724 SF         |
| 1B            | AT&T                       | 1,488 SF         |
| <b>1C</b>     | <b>AVAILABLE</b>           | <b>1,450 SF</b>  |
| 1D            | T-Mobile                   | 2,011 SF         |
| <b>1E</b>     | <b>AVAILABLE</b>           | <b>1,505 SF</b>  |
| 1F            | Credit Union of Colorado   | 1,800 SF         |
| 1G            | Nefer Nails                | 1,464 SF         |
| <b>1H</b>     | <b>AVAILABLE</b>           | <b>1,048 SF</b>  |
| A1            | Denver Motor Vehicle       | 3,977 SF         |
| <b>A5</b>     | <b>AVAILABLE</b>           | <b>3,317 SF</b>  |
| A9            | Bear Valley Lock & Key     | 880 SF           |
| A10           | Progressive Insurance      | 880 SF           |
| <b>A11</b>    | <b>AVAILABLE</b>           | <b>880 SF</b>    |
| <b>A12</b>    | <b>AVAILABLE</b>           | <b>880 SF</b>    |
| <b>A13</b>    | <b>AVAILABLE</b>           | <b>880 SF</b>    |
| <b>A14</b>    | <b>AVAILABLE</b>           | <b>800 SF</b>    |
| <b>A15</b>    | <b>AVAILABLE</b>           | <b>660 SF</b>    |
| <b>A16-17</b> | <b>AVAILABLE</b>           | <b>1,320 SF</b>  |
| <b>A18</b>    | <b>AVAILABLE</b>           | <b>660 SF</b>    |
| <b>A19</b>    | <b>AVAILABLE</b>           | <b>660 SF</b>    |
| A20           | Cop Shop                   | 660 SF           |
| B             | Dollar Tree                | 11,864 SF        |
| <b>C</b>      | <b>AVAILABLE</b>           | <b>960 SF</b>    |
| <b>D</b>      | <b>AVAILABLE</b>           | <b>960 SF</b>    |
| E/F           | Bear Valley Wine & Spirits | 12,265 SF        |
| G             | Great Clips                | 1,172 SF         |
| H             | PHO Fusion                 | 2,838 SF         |
| <b>J</b>      | <b>AVAILABLE</b>           | <b>24,464 SF</b> |
| K             | Octatharma                 | 9,231 SF         |
| L             | Bear Valley Laundry        | 4,300 SF         |
| <b>M</b>      | <b>AVAILABLE</b>           | <b>2,030 SF</b>  |
| N             | Domino's Pizza             | 1,209 SF         |
| O             | Little Pub                 | 3,512 SF         |
| P1            | Dentistry 360              | 1,550 SF         |
| <b>P2</b>     | <b>AVAILABLE</b>           | <b>1,384 SF</b>  |
| <b>P3</b>     | <b>AVAILABLE</b>           | <b>1,412 SF</b>  |
| P4            | Bravo Coffee *New*         | 1,499 SF         |



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:

Bear Valley Shopping Center - Located NEC of Hwy 285 & Sheridan Blvd, Denver, CO or real estate which substantially meets the following requirements:

Tenant understands that Tenant shall not be 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 and Tenant is a customer. Broker is not the agent of Tenant.

Broker, as landlord's agent, intends to perform the following list of tasks:

Show a property  Prepare and Convey written offers, counteroffers and agreements to amend or extend the lease.

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

**Transaction-Brokerage Only.** Broker is a transaction-broker assisting 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 shall apply:

**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: David, Hicks and Lampert Brokerage, LLC

  
\_\_\_\_\_  
Broker