

**TRADE AREA DEMOGRAPHICS**

	1 Mile	3 Mile	5 Mile
Population	11,770	133,520	373,603
Average HH Income	\$93,893	\$99,758	\$100,301
Businesses	911	7,638	23,438
Employees	8,139	56,121	239,196

Source: Applied Geographic Solutions, 2021 Estimates

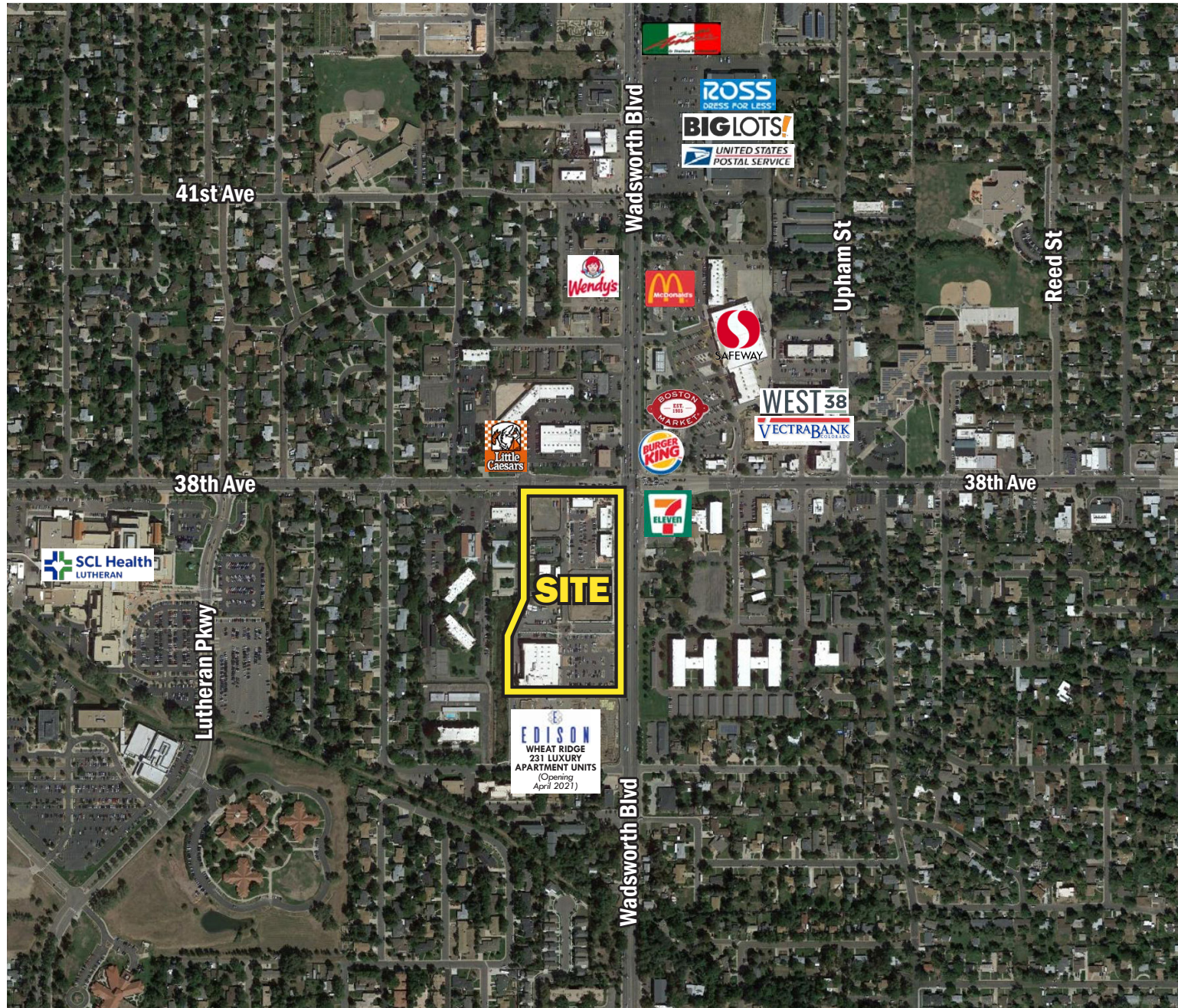
**TRAFFIC COUNTS**

On Wadsworth Blvd south of 38th Ave	40,998 Cars/day
On Wadsworth Blvd north of 38th Ave	48,000 Cars/day
On 38th Ave east of Wadsworth Blvd	20,997 Cars/day
On 38th Ave west of Wadsworth Blvd	17,003 Cars/day

Source: CDOT 2020

AVAILABLE FOR LEASE  
**CORNERS AT  
WHEAT RIDGE**

**3545 WADSWORTH BOULEVARD - WHEAT RIDGE, CO 80033**



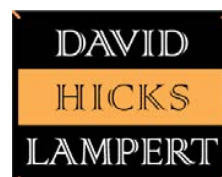
**FOR MORE INFORMATION, PLEASE CONTACT**

- Former free-standing 33,800 SF Lucky's Market available. Building can be expanded.
- Join existing tenants: Raising Canes, Five Guys, Tokyo Joe's, and Verizon.
- Smaller 1,200 - 2,400 SF in-line spaces available.
- Excellent visibility and access to Wadsworth Blvd.

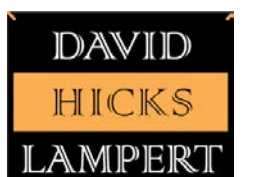
**SCOTT HAGAN**  
303.577.9975  
scott.hagan@dhlb.com

**PHILIP HICKS**  
303.694.6082  
phil@dhlb.com

**SCOTT HAGAN**  
303.577.9975  
scott.hagan@dhlb.com



**PHILIP HICKS**  
303.694.6082  
phil@dhlb.com



# AVAILABLE FOR LEASE (FORMER LUCKY'S MARKET) CORNERS AT WHEAT RIDGE

DAVID  
HICKS  
LAMPERT

3545 WADSWORTH BOULEVARD - WHEAT RIDGE, CO 80033

- Rare urban retail site.
- Dense residential and strong daytime population.
- Over 700 new apartments and townhomes under construction in immediate area.



The information contained herein was obtained from sources deemed reliable. David, Hicks & Lampert Brokerage, LLC makes no warrant and assume no liabilities whatsoever for the accuracy or use of this data.

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:

Location: 3545 Wadsworth Blvd, Wheat Ridge, 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