

TRADE AREA DEMOGRAPHICS

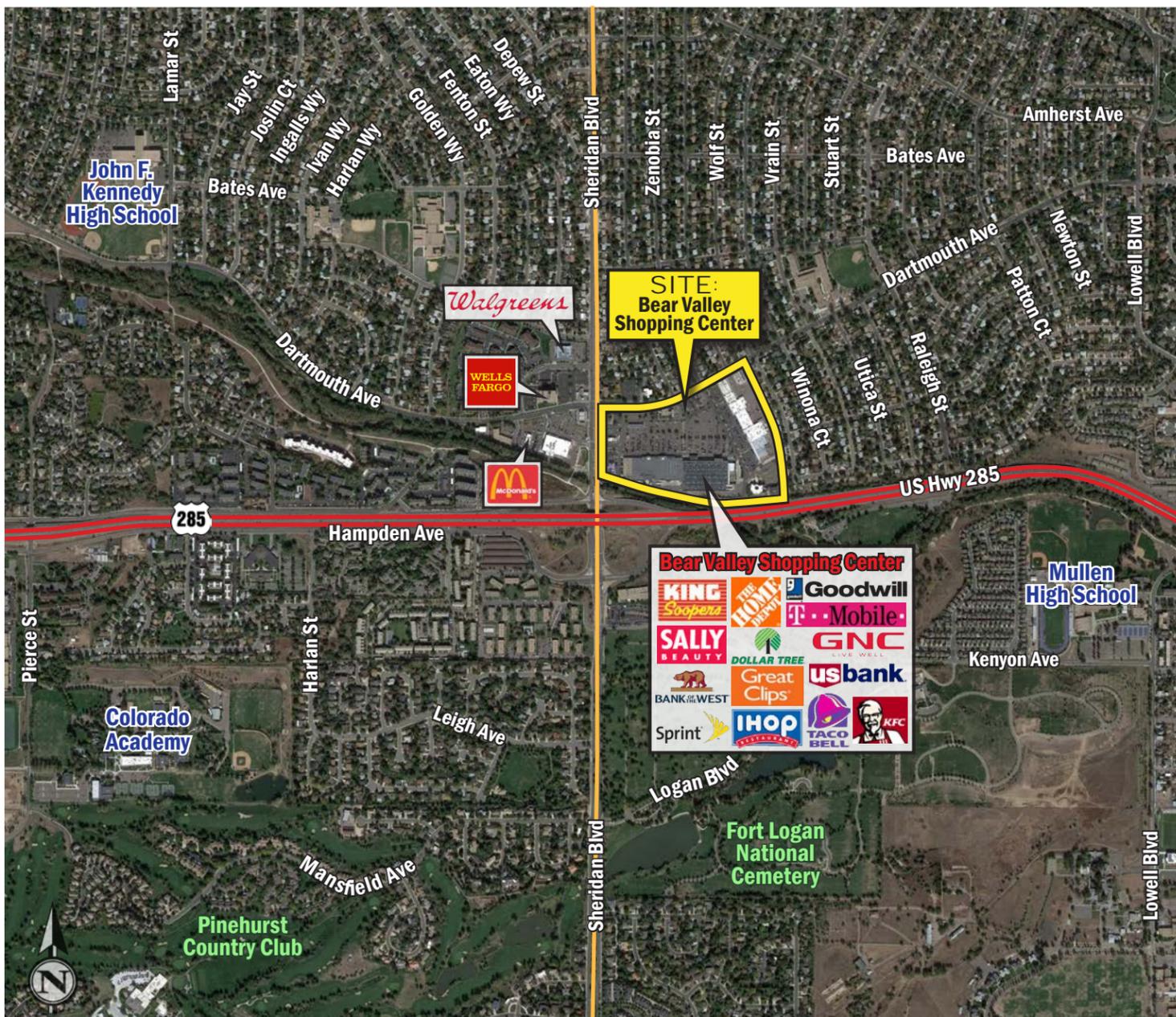
	1 Mile	3 Mile	5 Mile
Population	16,831	133,175	369,538
Average HH Income	\$84,372	\$82,811	\$93,624
Businesses	274	5,173	16,448
Employees	2,415	45,688	143,557

Source: Applied Geographic Solutions 2019

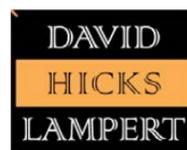
TRAFFIC COUNTS

On Sheridan Blvd north of Highway 285	38,256 Cars/day
On Sheridan Blvd south of Highway 285	38,390 Cars/day
On Dartmouth Ave east of Sheridan Blvd	11,519 Cars/day
On Dartmouth Ave west of Sheridan Blvd	11,592 Cars/day
On Highway 285 east of Sheridan Blvd	75,891 Cars/day
On Highway 285 west of Sheridan Blvd	67,313 Cars/day

Source CDOT 2018



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



- Partial redevelopment planned-details coming soon
- Join King Soopers (recently expanded to 100,000 SF), Home Depot, US Bank, IHop, and Goodwill
- In-line space available from 660 SF to 9,231 SF
- Excellent visibility and access from high traffic intersection

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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	AVAILABLE	1,488 SF
1C	Sally Beauty	1,450 SF
1D	T-Mobile	2,011 SF
1E	AVAILABLE	1,505 SF
1F	Credit Union of Colorado	1,800 SF
1G	Nefer Nails	1,464 SF
1H	AVAILABLE	1,048 SF
A1	Denver Motor Vehicle	3,977 SF
A5	AVAILABLE	3,317 SF
A9	Bear Valley Lock & Key	880 SF
A10	Progressive Insurance	880 SF
A11	AVAILABLE	880 SF
A12	Merle Norman	880 SF
A13	AVAILABLE	880 SF
A14	AVAILABLE	800 SF
A15	AVAILABLE	660 SF
A16-17	AVAILABLE	1,320 SF
A18	AVAILABLE	660 SF
A19	Engineering Office	660 SF
A20	Cop Shop	660 SF
B	Dollar Tree	11,864 SF
C	AVAILABLE	960 SF
D	Councilman Kevin Flynn	960 SF
E/F	Bear Valley Wine & Spirits	12,265 SF
G	Great Clips	1,172 SF
H	PHO Fusion	2,838 SF
J	Goodwill	24,464 SF
K	Octatharma	9,231 SF
L	Bear Valley Laundry	4,300 SF
M	AVAILABLE	2,030 SF
N	AVAILABLE	1,209 SF
O	Little Pub	3,512 SF
P1	Dentistry 360	1,550 SF
P2	AVAILABLE	1,384 SF
P3	Metro PCS	1,412 SF
P4	AVAILABLE	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