

NEW LANDLORD AND NEW MANAGEMENT

Property Type: Neighborhood Retail

Lease Rate: Competitive lease rates, call Broker for details

Lease Type: NNN

Parking: 460 Spaces or 4.96/1000

Available Space.: 917 – 2,160 SF

NNN Expenses: Approximately \$4.76 +/- psf

Zoning: B-4 (City of Littleton)

YOC: 1956 and Renovated in 2009


Demographics	1 Mile	3 Miles	5 Miles
2020 Population	17,423	102,104	303,412
2015 Estimate	16,036	93,975	278,564
Average HH Income	\$50,545	\$80,429	\$89,482
Daytime Employees	12,007	56,051	134,470
Businesses	1,191	6,218	14,867

Traffic Counts	Cars Per Day
W. Littleton Blvd. & S. Datura St.	20,877 VPD
W. Littleton Blvd. & S. Prescott St.	20,142 VPD
W. Littleton Blvd. & S. Hickory St.	29,203 VPD
W. Littleton Blvd. & S. Huron St.	23,195 VPD
W. Littleton Blvd. & S. Louthan St.	19,919 VPD

Shopping Center Highlights:

- Excellent visibility from Littleton Boulevard.
- Densely populated trade area.
- Across from the Arapahoe County Government office and Littleton Public Schools offices.
- Great mix of local/regional tenants such as Family Dollar, Savers, Sherwin Williams, and MMM . . . Coffee.


1500 W. Littleton Boulevard
Littleton, CO 80120

Exclusively Presented By:

DePaul Real Estate Investment Group, Inc.

 Matthew Watson
 Broker
 303-333-9799

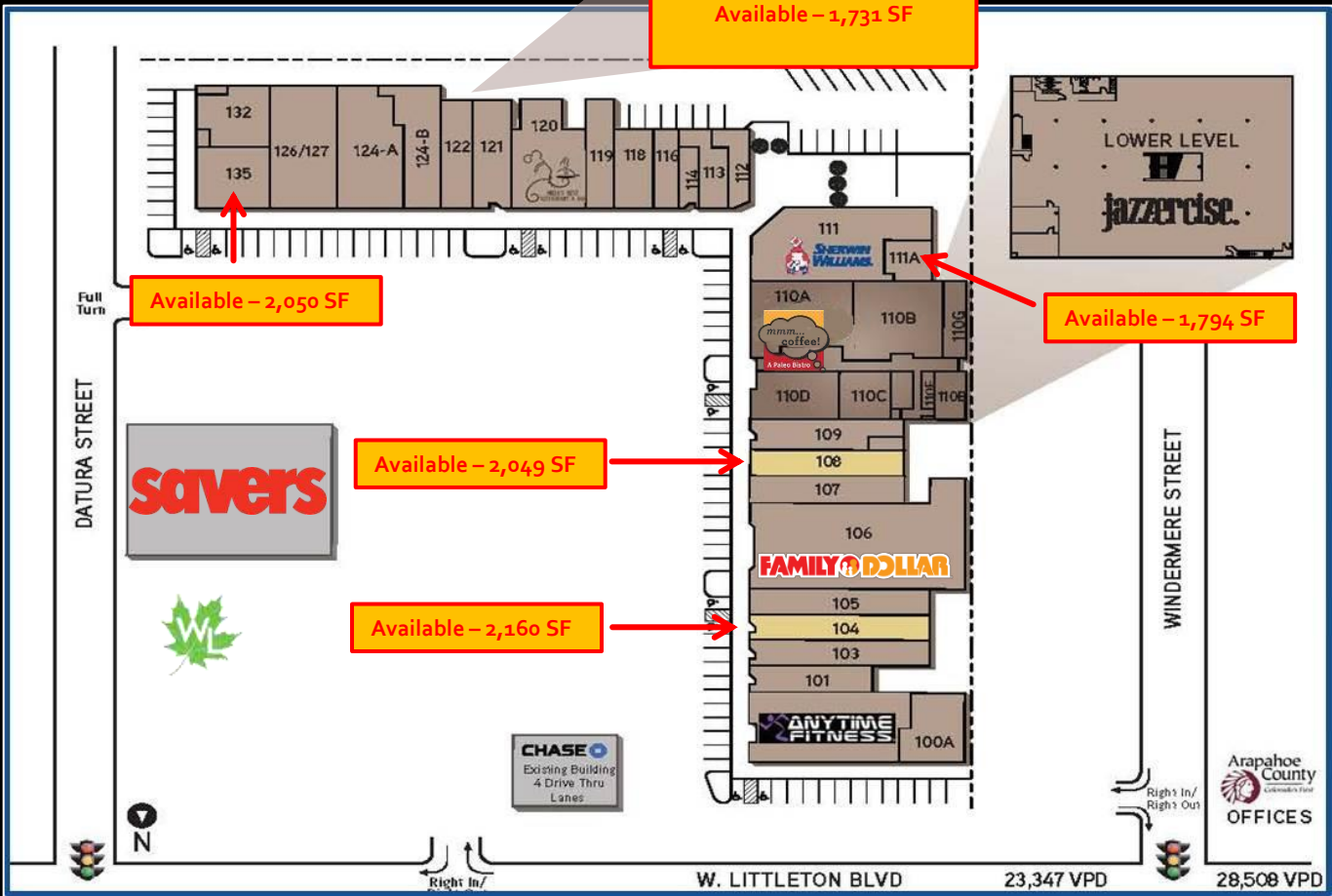
 Lance Eberhard
 Associate Broker
 303-333-9799

Matthew@DePaulREIG.com

Lance@DePaulREIG.com

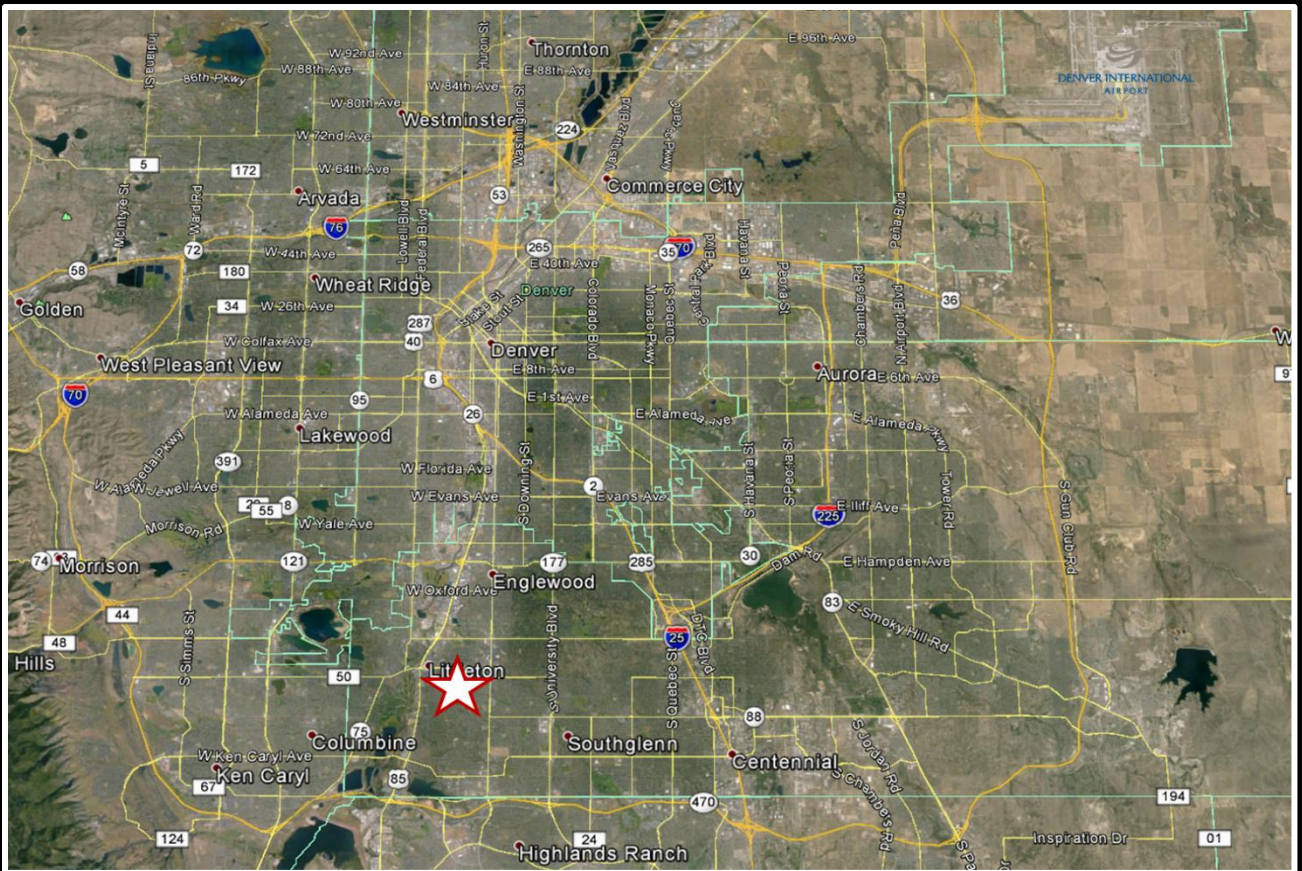
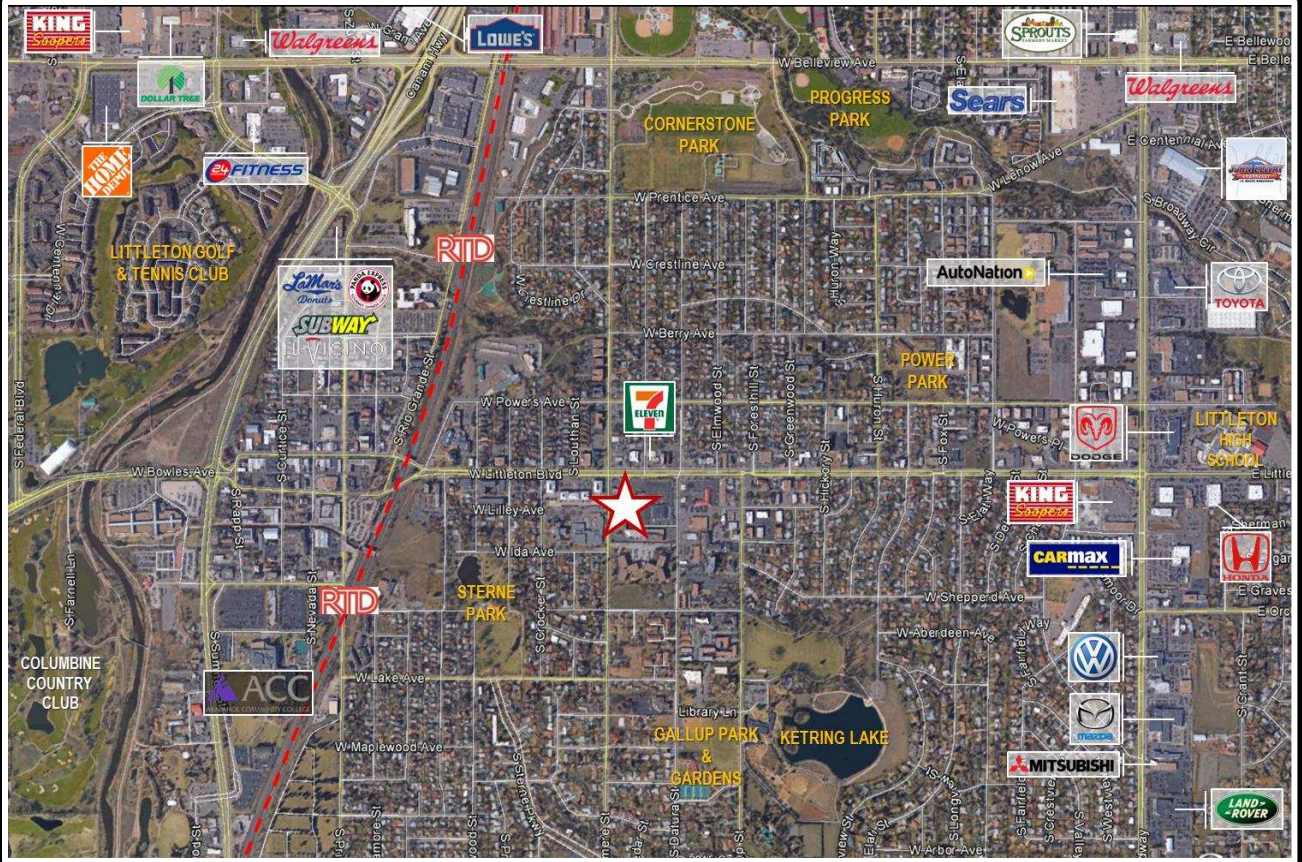
Upper Level Office Space

- Available – 917 SF
- Available – 1,406 SF
- Available – 1,731 SF



Unit No.	Square Footage	Tenant
104	2,160 Sf	Available
108B	2,049 Sf	Available
111	1,794 SF	Available
135	2,050 SF	Available
201 Upper Level Office Space	917 SF	Available
203 Upper Level Office Space	1,406 SF	Available
209 Upper Level Office Space	1,731 SF	Available





BROKER DISCLOSURE

TENANT

DEFINITIONS OF WORKING RELATIONSHIPS

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller 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 buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer 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 BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as:

Woodlawn Center

1500 West Littleton Boulevard, Littleton, CO 80120

Buyer understands that Buyer shall not be liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

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 seller's agent and Buyer is a customer. Broker, as seller's agent, intends to perform the following lists of tasks: **Show a property** **Prepare and Convey** written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent of Buyer.

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

Buyer consents to Broker's disclosure of Buyer'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 Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g. attorneys, lenders, inspectors and title companies).

BUYER/TENANT ACKNOWLEDGMENT:

Buyer/Tenant acknowledges receipt of this document on _____.

Buyer/Tenant

Buyer/Tenant

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Buyer/Tenant) with a copy of this document via email and/or hand-delivery and retained a copy for Broker's records.

Brokerage Firm's Name: DePaul Real Estate Investment Group, Inc.



Broker Matthew Watson



Broker Lance Eberhard