

UNIVERSITY HILLS PLAZA

2450-2580 & 2594 S. COLORADO BLVD.

DENVER, CO 80222



DEPAUL
Real Estate Advisors

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Broker

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PROPERTY OVERVIEW

PROPERTY DESCRIPTION

LOCATION	2450-2580 & 2594 S. Colorado Blvd. Denver, CO 80222	
PROPERTY TYPE	Neighborhood Retail Center	
AVAILABLE SPACE	Unit 2570	850 SF Upstairs 19,350 SF Basement
	Unit 2466-102	2,661 SF
LEASE RATE	Please contact broker	
LEASE TYPE	NNN	
2023 ESTIMATED NNN EXPENSES	\$10.38 PSF	
PARKING	750 Surface	

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 EST. POPULATION	15,082	154,876	423,617
AVERAGE HH INCOME	\$121,109	\$112,364	\$106,045
DAYTIME EMPLOYEES	12,293	90,528	297,585
BUSINESSES	1,687	11,887	33,787

TRAFFIC COUNTS

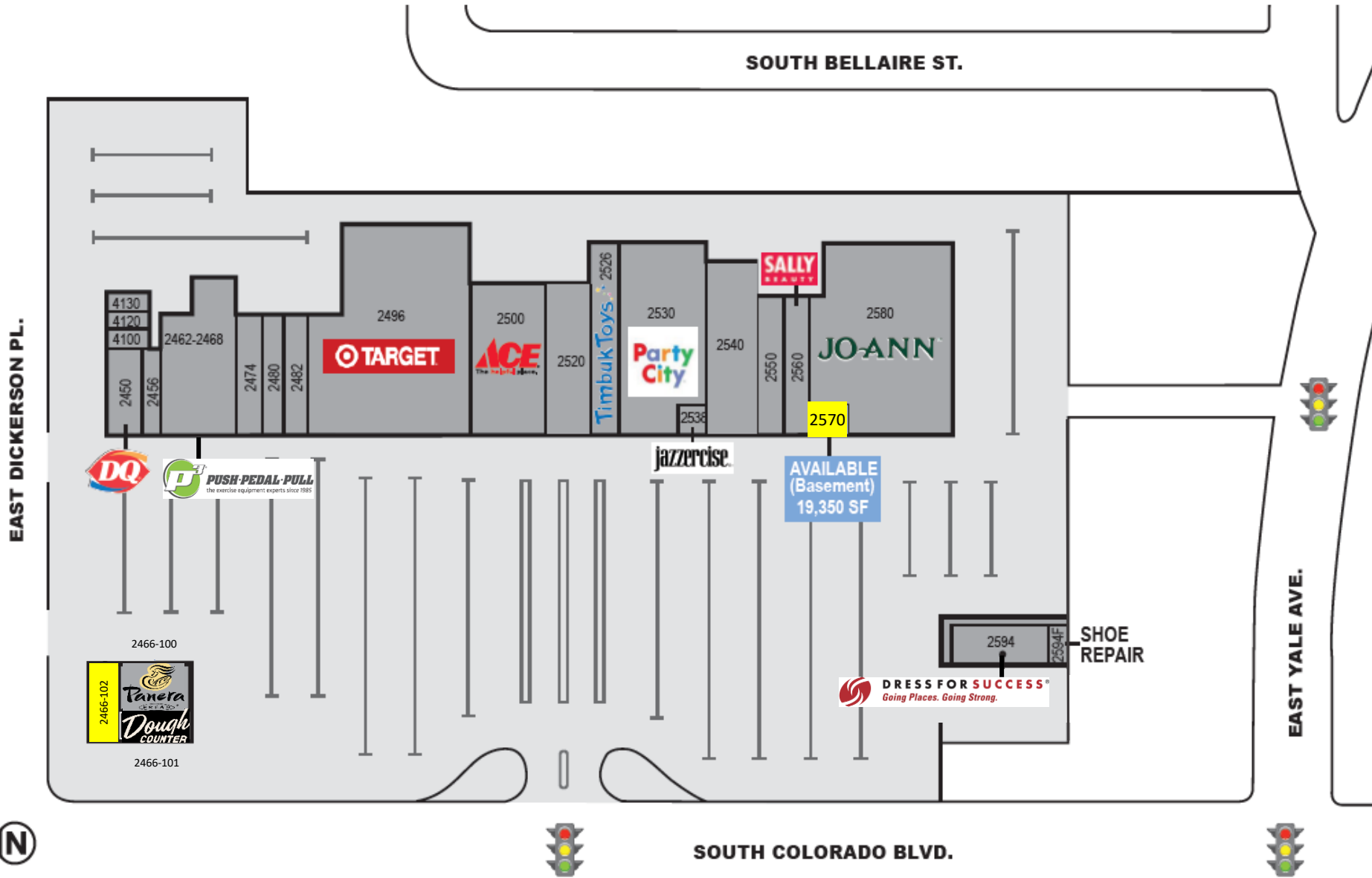


S. COLORADO BLVD.

40,242 VPD

- Community center located in the heart of southeast Denver
- Best retail location along south Colorado Boulevard
- Ample parking
- Existing tenant mix include Jo-Ann Fabrics, Target, Party City, Panera Bread, and more.

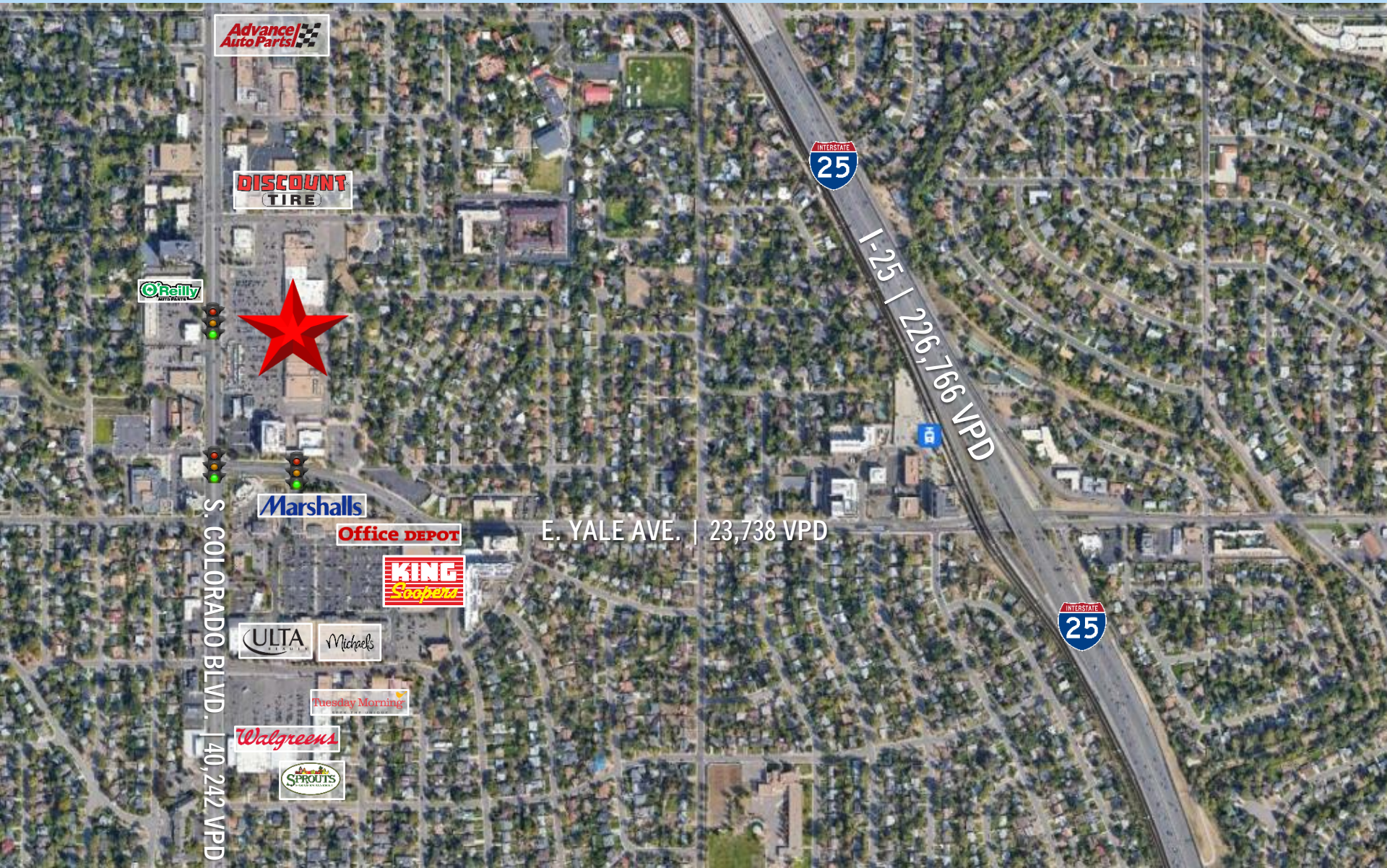
SITE PLAN





Suite 2450	Dairy Queen		Suite 2500	Ace Hardware	Suite 2580	Jo-Ann Fabrics and Crafts	
Suite 2456	Red Dragon		Suite 2520	Oakwood Homes	Suite 2594	Dress for Success	
Suite 2466-100	Panera Bread		Suite 2526	Timbuk Toys	Suite 2594F	Phelps Shoe Service	
Suite 2466-101	Dough Counter		Suite 2530	Party City	Suite 41000	Loose Ends Hair Salon	
Suite 2466-102	VACANT	2,661 SF	Suite 2538	VACANT	850 SF Upstairs 19,350 SF Basement	Suite 4120	Alteration Lady
Suite 2480	Game-Set-Match		Suite 2540	Specialized USA	Suite 4130	Vinny G's Barber Shop	
Suite 2482	Republic Shoes		Suite 2550	ABC Custom Framing	Suite 2468	Push Pedal Pull	
Suite 2490	Target		Suite 2560	Sally Beauty Supply			

AERIAL



Advance
Auto Parts

DISCOUNT
TIRE

O'hally



Marshall's

Office DEPOT

KING
Scissors

ULTA

Michaels

Tuesday Morning

Walgreens

SPROUTS

S. COLORADO BLVD. | 40,242 VPD

E. YALE AVE. | 23,738 VPD

INTERSTATE
25

I-25 | 226,766 VPD

INTERSTATE
25

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CONTACT:

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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:

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 _____ and retained a copy for Broker's records.

Brokerage Firm's Name: _____



Broker