

Two Retail Parcels For Sale



For pricing and leasing information, contact

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ZALL COMPANY

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9555 Montview Boulevard & 2035 Dallas Street

Aurora, CO 80010

FOR SALE: Two Retail Parcels

18,000 SF Retail Opportunity Adjacent to Rapid Growth & Major Retail Anchors

Discover a prime owner-user or investment opportunity in the heart of Aurora's Central Submarket. These two retail parcels, located at 9555 Montview Blvd and 2035 Dallas St, offer a combined 18,000 SF of storefront retail/office space on a highly visible corner just minutes from new residential developments and the vibrant Stanley Marketplace, home to more than 50 independent restaurants, retailers, and creative businesses.

Property Summary

Square Feet	18,000 SF
Year Built	1956
Lot Size	0.94 AC
Parking	60 Surface spaces are available (12.63/1,000 SF)
Zoning & Use	Storefront Retail/Office Multi-tenant
Tenancy	3 established tenants including retail, insurance, and specialty market

Current Tenants

El Camello Western Wear – 11,290 SF

Allstate Insurance Company – 1,250 SF

Maw and Paw Pet Market – 500 SF

Total occupied: 13,040 SF | Vacant: 4,750 SF



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Area Highlights

Situated in a dense, high-demand corridor near Montview Blvd & Dallas St, the property benefits from exceptional visibility and activity:

- Near **Stanley Marketplace**, one of Denver-Aurora's strongest lifestyle, retail & dining destinations
- Surrounded by **new multifamily developments**, driving increased local buying power and daily consumer activity
- Proximity to **Fitzsimons Innovation Campus, UCHealth Anschutz Medical Center**, and major employment hubs
- Easy access to Downtown Denver, Central Park, and I-225



Location Score

76

Excellent Location



Walk Score

86

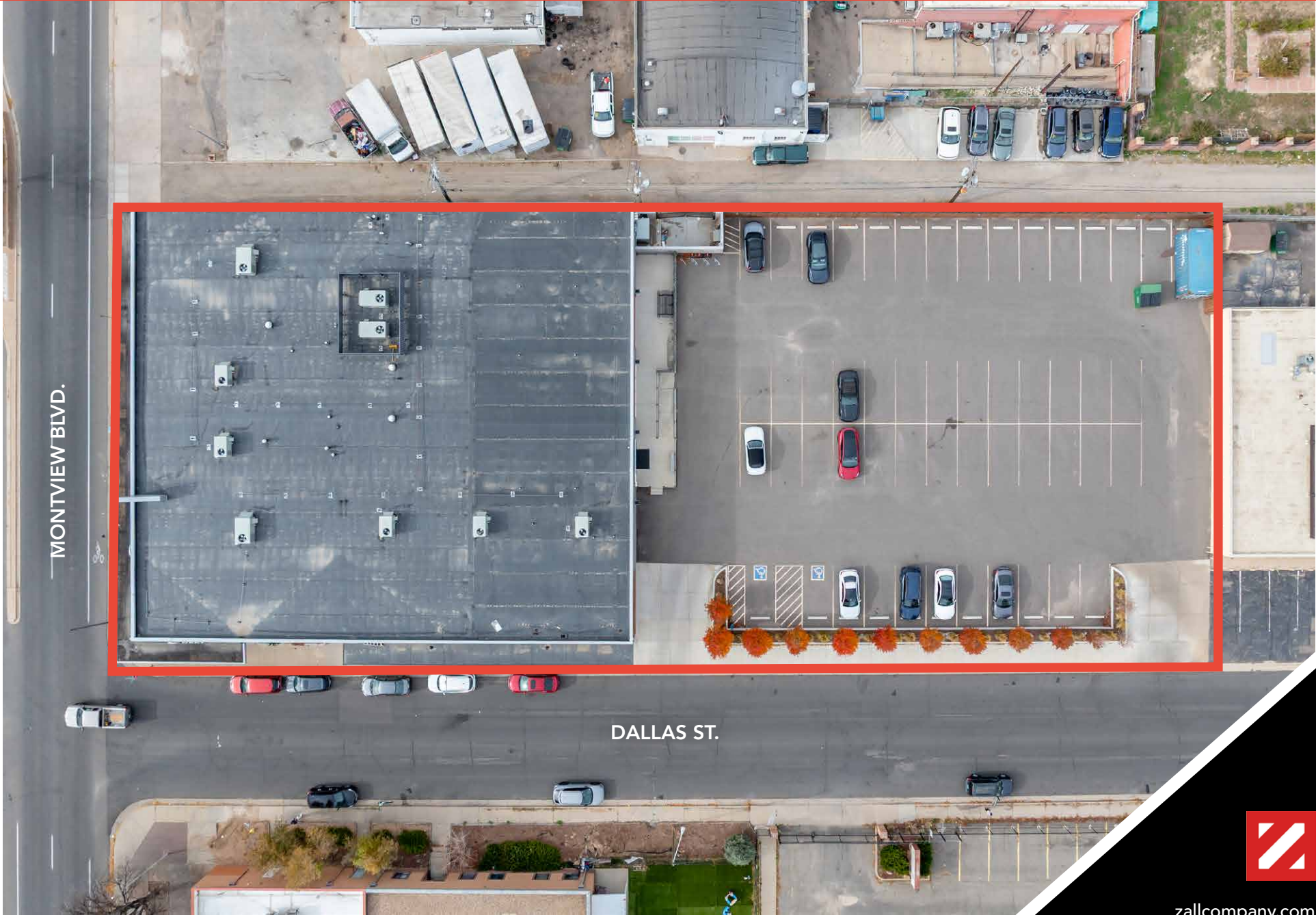
Very Walkable



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MONTVIEW BLVD.

DALLAS ST.



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9555 Montview Boulevard & 2035 Dallas Street

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Demographics

	1 Mile	3 Miles	5 Miles
2024 Population	28,668	157,967	421,968
2024 Households	10,034	59,951	169,745
Average HH Income	\$97,887	\$101,869	\$99,350
Total Consumer Spending	\$323.9M	\$2B	\$5.5B

Source: CoStar



Total Entertainment & Hobbies Spending

\$802.6M

Within 5 Miles



Total Food Away From Home

\$634.5M

Within 5 Miles

Traffic Counts

	Cross Street	Traffic Volume
Montview Blvd.	Dallas St.	15.1K VPD
Montview Blvd.	Dayton St.	18.1K VPD
Dayton St.	E. 23rd Ave.	2.6K VPD

Source: CoStar



**9575 E. MONTVIEW BLVD.
& 2035 DALLAS ST.**

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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:

9555 E. Montview Blvd. Aurora, CO 80010 and 2035 Dallas Street, Aurora, CO 80010

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: _____

/s/ Stuart Zall (original signature on file and available upon request)

Broker