

Shops at Centennial

Centennial, Colorado



Prime Retail Space for Lease
12073 East Arapahoe Road
Centennial, CO 80112



Shops at Centennial

Centennial, Colorado

SHOPS AT CENTENNIAL

Exclusively Presented By



DePaul Real Estate Investment Group, Inc.

50 South Steele Street, Suite 1050
 Denver, CO 80209

Telephone 303.333.9799
 Fax 303.333.1703

www.DePaulREIG.com

Matthew Watson

303-333-9799 Phone

Matthew@DePaulREIG.com

Jarod Pate

720-881-2727 Phone

Jarod@DePaulREIG.com

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303-333-9799 Phone

Matthew@DePaulREIG.com

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Property Type: Class "A" Retail Along East Arapahoe Road & South Peoria Street

Available Space: 2,030 SF Available

Lease Rate: Competitive Lease Rates, Call for Details / 303-333-9799

NNN: Call for Details / 303-333-9799

Parking: 150 Spaces or 9.44/1000

Zoning: MUPUD (City of Centennial)

Ideal Use: Quick Serve Restaurant and Retail

Traffic Counts: 68,900 VPD on Arapahoe west of Peoria, 59,700 VPD on Arapahoe east of Peoria, 14,064 VPD on Peoria south of Arapahoe and 12,836 VPD on Peoria north of Arapahoe Road

Access: Ingress and egress via curb cuts on the west, east and north sides of the property.

	One Mile Radius	Three Mile Radius	Five Mile Radius
Population:	3,660	52,056	229,520
Median HH Income:	\$131,120	\$104,174	\$86,135
Average HH Size:	3.03	2.71	2.55
Owner Occupied Units:	83.3%	63.1%	66.8%
Total Businesses:	667	5,766	12,405
Total Employees:	13,112	100,732	180,316

This well located and easily accessible site has a strong visual presence. Shops at Centennial has great sign visibility for all of its tenants on Arapahoe Road, exposing the Shops at Centennial to over 68,900 vehicles per day.



Matthew Watson
303-333-9799 Phone
Matthew@DePaulREIG.com

Jarod Pate
720-881-2727 Phone
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DePaul Real Estate Investment Group, Inc. is pleased to present for lease 12073 East Arapahoe Road, Centennial, Colorado 80112. This 15,893 square foot retail center (Buildings A & B) of multi-tenant retail is anchored by Noodles & Company, Starbucks Coffee, Einstein Bros. Bagels, Subway, Wasabi Sushi Bar and Chipotle Mexican Grill. Shops at Centennial is located just a few blocks from Centennial Airport. Additionally, there is over 3,158,000 square feet of office and industrial space, 667 businesses, and 13,112 employees within a one-mile radius of the subject property.

The information contained herein is collected from sources deemed reliable, however DePaul Real Estate Investment Group, Inc. makes no representation as to its accuracy.

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (BDT20-5-09) (Mandatory 7-09)

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:

Shops at Centennial - 12073 East Arapahoe Road, Centennial, Colorado 80112

or real estate which substantially meets the following requirements:

N/A

Tenant understands that Tenant shall not be vicariously 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 a copy of this document via _____ Email _____ and retained a copy for Broker's records.

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

Broker Matthew Watson / Jarod Pate