

GLENWOOD MEADOWS

GLENWOOD SPRINGS, COLORADO



DEPAUL

Real Estate Advisors

4500 Cherry Creek Drive S, Suite 860
Denver, CO 80246
(303) 333-9799
www.depaulrea.com

MATTHEW WATSON
Broker

(303) 333-9799
Matthew@DePaulREA.com

PROPERTY OVERVIEW

PROPERTY DESCRIPTION

LOCATION	Glenwood Meadows Glenwood Springs, CO 81601 MAP	
PROPERTY TYPE	Regional Power Center – Retail	
AVAILABLE SPACE	Unit AOE	1,464 SF
	Unit GOA	1,446 SF
	Unit DOE	1,550 SF
LEASE RATE	<i>Please contact broker</i>	
LEASE TYPE	NNN	
NNN EXPENSES	\$10.25 PSF – 2026 Estimated	

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 EST. POPULATION	2,772	9,906	12,129
AVERAGE HH INCOME	\$111,539	\$103,730	\$110,467
DAYTIME EMPLOYEES	2,739	11,519	12,407
BUSINESSES	342	1,641	1,740

TRAFFIC COUNTS



I-70 Eastbound	26,531 VPD
I-70 Westbound	24,906 VPD

- Excellent foot traffic with over 500 residential units and 3 hotels on site, creating year-round business stability
- Customers come to this regional hub from Aspen, Vail, Rifle, and Grand Junction
- Nationally branded and regional tenants
- Easy access and ample parking



**IRON MOUNTAIN
HOT SPRINGS**
A WORLDSPRINGS PROPERTY

HOTEL COLORADO

**GLENWOOD
HOT SPRINGS**
RESORT

**DOWNTOWN
GLENWOOD SPRINGS**

UNIT	TENANT	SF
SOA	Target (Owned by Others)	125,175 SF
KOA	Lowes	130,000 SF
LOB	Big 5 Sporting Goods	10,000 SF
MOT	Sotheby's Real Estate	1,136 SF
NOA	Ulta Beauty	11,829 SF
NOC	Vitamin Cottage	14,483 SF
NOD	Marshalls	18,581 SF
NOH	Barnes & Noble	23,029 SF
NOR	Petco	14,639 SF
ROA	Chili's	5,697 SF
AOA	Zumiez	2,350 SF
AOD	Epic Fitness	1,398 SF
AOE	AVAILABLE	1,464 SF
COA	AT&T	1,725 SF
COC	Sally Beauty	1,324 SF
COD	Great Clips	1,028 SF
COE	Wax It	990 SF

UNIT	TENANT	SF
EOA	Mattress Firm	4,932 SF
GOA	AVAILABLE	1,446 SF
GOB/D	Russo's Pizza	2,745 SF
BOA	Sprint	1,401 SF
BOC	Zales	1,767 SF
BOD	Savvy Nails	956 SF
BOE	Beyond Boarders PT	1,077 SF
DOA	Beyond Boarders PT	1,107 SF
DOB	Verizon	996 SF
DOC	Comcast	1,428 SF
DOE	AVAILABLE	1,550 SF
FOA	Everest Nepal Restaurant	2,426 SF
FOC	Zheng Asian Bistro	2,477 SF
HOA	Under Belly Burger	1,108 SF
HOD	Red Mountain Wine & Spirits	3,192 SF
ROC	Wells Fargo	4,000 SF

MATTHEW WATSON
Broker
(303) 333-9799
Matthew@DePaulIREA.com

GLENWOOD MEADOWS

CONTACT:

MATTHEW WATSON

Broker

(303) 333-9799

Matthew@DePaulREA.com

4500 Cherry Creek Drive South, Suite 860

Denver, CO 80246-1537

(303) 333-9799

www.depaulrea.com

DEPAUL

Real Estate Advisors

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