

RETAIL SPACE FOR LEASE - NORTHGLENN SQUARE

10601-10697 Melody Dr, Northglenn, CO 80234



**AVAILABLE
8,000 SF**

PROPERTY DESCRIPTION

**Retail For Lease - Suite A7- 8,000 SF
Suite B13 - 960 SF No Fitness/Pilates. No
Smoke/Cannabis**

PROPERTY HIGHLIGHTS

- C-5, Northglenn Zoning
- Join Dollar Tree, Bingo, Antiques and Pearle Vision
- Strong tenant mix
- Local Management
- Ample parking
- Monument signage
- City of Northglenn provides periodic signage on 104th Ave.
- For more information on sign program, visit:
- <https://www.northglenn.org/news/city-implements-sign-program>

OFFERING SUMMARY

Available SF:	960 SF - 8,000 SF
Suite A 7 - Available May 2027 or sooner	8,000 SF
A7 Lease Rate:	\$18 - \$20 SF/YR, NNN
Suite B13 - Available 6/1/26	960 SF
B13 Lease Rate:	\$14 - \$16 SF/YR, NNN
NNN Rate:	\$7.76
Building Size:	75,124 SF
Lot Size:	6 Acres

CHARLES NUSBAUM

Antonoff & Co. Brokerage, Inc.
CO #EA040028301
303.454.5420
cnusbaum@antonoff.com

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& CO. BROKERAGE INC.

The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

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Retail/Office Storefront Space

Suite A1	Melody Day Spa
Suite A2-3	Big D's Liquor
Suite A4	Nails We Care
Suite A5	Carmen Kitchen
Suite A6	Dollar Tree
Suite A7	AVAILABLE
Suite B1	Old Wagon Antique
Suite B2	European Grocery
Suite B3-4	Chiropractic Center
Suite B5	Melody Barbers
Suite B6-7	Pearle Vision
Suite B8	Saigon Basil Restaurant
Suite B9	Key Nail Supply, LLC
Suite B10-12	Bingo Oasis
Suite B13	AVAILABLE 6/1/26
Suite B14	Child Development Center
Suite B15	Rays Aquarium & Tropical Fish



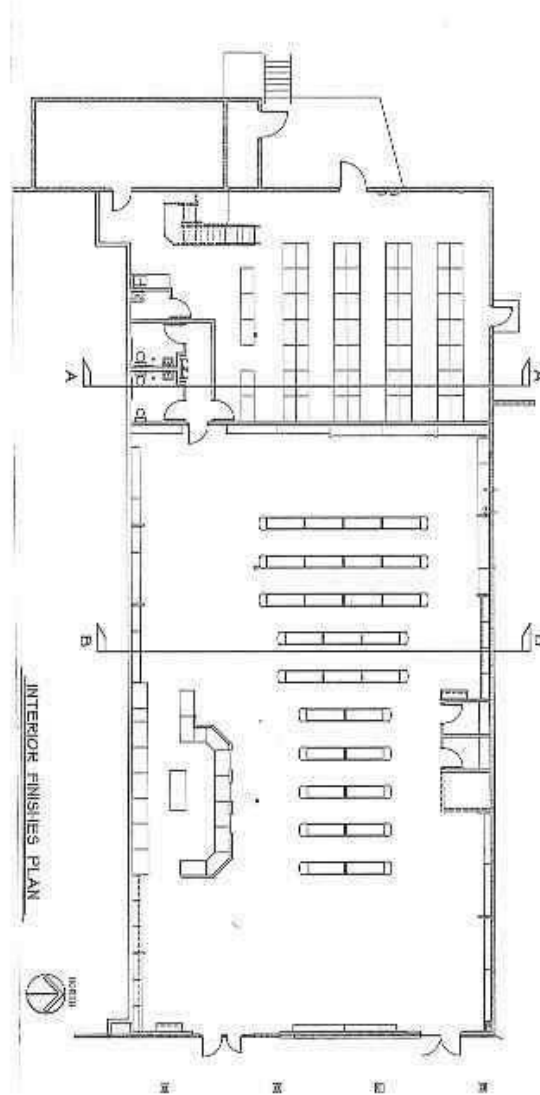
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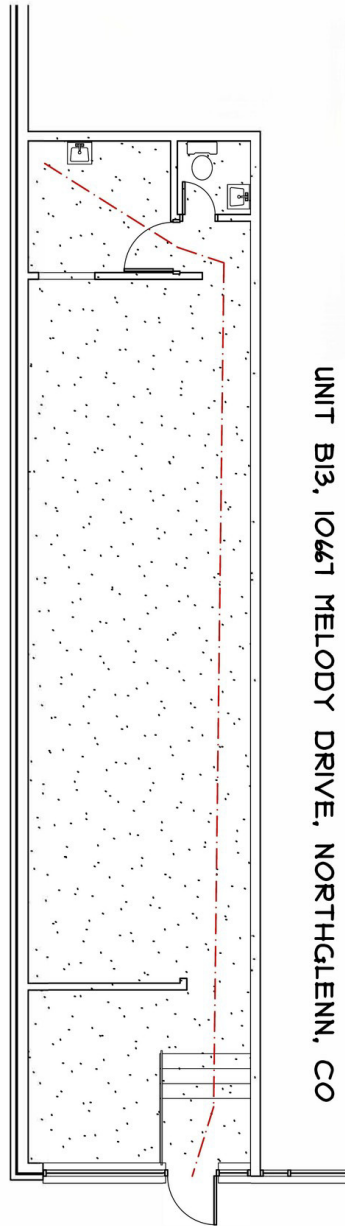
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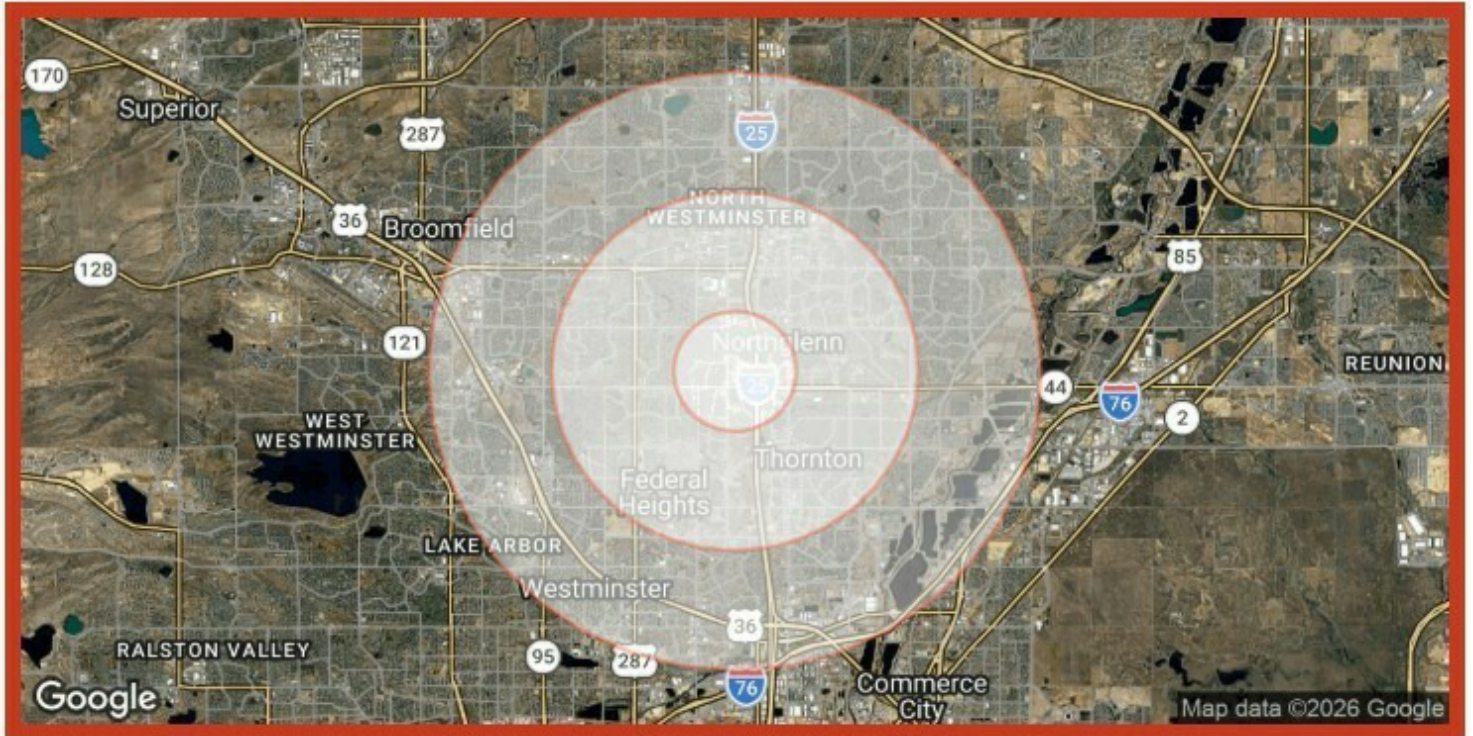
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Population	13,917	150,471	353,220
2025 Average Household Income	\$106,204	\$108,500	\$118,670
Businesses	1,014	6,446	13,337
Employees	6,765	53,907	109,939

TRAFFIC COUNTS

W. 104th Ave. W of Melody Dr.	43,253/vpd
W. 104th Ave. W of Huron St.	41,061/vpd
Huron St. N of Naiad Dr.	15,181/vpd

Demographics & Traffic Counts provided by CoStar

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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:

[10601 - 10697 Melody Dr., Northglenn, CO 80234 - Northglenn Square](#)

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

Tenant

Tenant

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Tenant) with this document via _____ and retained a copy for Broker's records.

Brokerage Firm's Name: Antonoff & Co. Brokerage Inc.

Charles Nusbaum _____
04/24/2026
Broker Antonoff & Co. Brokerage, Inc.
By Charles Nusbaum