

## TRADE AREA DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	17,943	169,021	437,696
Average HH Income	\$77,975	\$68,112	\$81,804
Businesses	1,454	7,155	21,295
Employees	11,383	60,839	217,622

Source: Applied Geographic Solutions, 2017 Estimates

## TRAFFIC COUNTS

On Parker Rd northwest of Havana St	38,716 Cars/day
On Parker Rd southeast of Havana St	42,813 Cars/day
On Havana Street south of Parker Road	33,013 Cars/day
On Havana Street north of Parker Road	35,978 Cars/day
On Iliff Avenue east of Parker Road	29,492 Cars/day
On Iliff Avenue west of Parker Road	33,280 Cars/day

Source: CDOT 2017



FOR MORE INFORMATION, PLEASE CONTACT

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# RETAIL SPACE AVAILABLE FOR LEASE VILLAGE ON THE PARK

NWC OF PARKER ROAD & HAVANA STREET - AURORA, CO 80014

Announcing New Retailers



- Old Navy & America's Best opening in 2019.
- Phase 3 - Now Under Construction, Fall 2019 delivery
- New junior anchor, in-line and end-cap space for lease.
- Located in the heart of the Havana Street retail corridor.
- Join Ross Dress For Less, Old Navy, TJ Maxx, Shoe Carnival, and Americas Best.
- Monument signage available.
- Great visibility and access from Parker Road, Iliff Avenue, and Havana Street.

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# VILLAGE ON THE PARK

NWC OF PARKER ROAD & HAVANA STREET - AURORA, CO 80014



- Located in the On Havana Street business improvement district - over 50% of retail sales in Aurora occur in the district.
- 4.3 miles along Havana Street from 6th Avenue to Dartmouth Avenue.
- Top retail district in Aurora.
- High traffic; high visibility sites available.
- Undergoing major redevelopment and renovation with new retail space.



SUITE	TENANTS	SQ. FT.
1	TJ Maxx	28,140 SF
2	Shoe Carnival	9,600 SF
3	Tofu House	3,600 SF
4	Juno Hair	1,195 SF
5	Sir Speedy	2,400 SF
6	AVAILABLE	1,130 SF
7	Glasstek	15,270 SF
8	Smoothie/Tea	1,261 SF
9	Tarboosh	1,800 SF
10	Deluxe Nails	1,860 SF
11	R. Staffard Beauty	3,660 SF
12	Queen of Angel's Bookstore	1,200 SF
13	Ross Dress For Less	30,187 SF
14	Old Navy	13,800 SF
15A	AVAILABLE	8,000 SF
15B	AVAILABLE	8,000 SF
16	AVAILABLE	5,000 SF
17	AVAILABLE	3,000 SF
18	AVAILABLE	6,000 SF
19	Jersey Mike's Subs	1,800 SF
20	US Bank	4,200 SF
21	PENDING	2,870 SF
22	PENDING	1,290 SF
23	America's Best	3,515 SF



Site plans are conceptual and subject to changed or modified without notice.

The information contained herein was obtained from sources deemed reliable. David, Hicks and Lampert Brokerage, LLC makes no warrant and assume no liabilities whatsoever for the accuracy or use of this data.



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:

Village on the Park - Located NWC of Parker Road & Havana St, Denver, CO \_\_\_\_\_ or real estate which substantially meets the following requirements:

Tenant understands that Tenant shall not be 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 this document via \_\_\_\_\_ and retained a copy for Broker's records.

Brokerage Firm's Name: David, Hicks and Lampert Brokerage, LLC

  
\_\_\_\_\_  
Broker