

# WANEKA MARKETPLACE

FOR LEASE

545 W. SOUTH BOULDER ROAD | LAFAYETTE, COLORADO 80026



**DEPAUL**  
Real Estate Advisors

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

MATTHEW WATSON  
Broker  
(303) 333-9799  
[Matthew@DePaulREA.com](mailto:Matthew@DePaulREA.com)

# PROPERTY OVERVIEW

## PROPERTY DESCRIPTION

LOCATION	545 W. South Boulder Road Lafayette, Colorado 80026	
PROPERTY TYPE	Grocery Shadow-Anchored Retail	
AVAILABLE SPACE	Unit 4	1,200 SF
LEASE RATE	Please contact broker	
LEASE TYPE	NNN	
NNN EXPENSES	\$10.60/SF	
ZONING	C1/PUD (City of Lafayette)	

- Waneka Marketplace is conveniently located on the corner of Highway 287 and South Boulder Road
- The property is shadow-anchored by Sprouts
- Boulder County is one of the most affluent and desirable counties in the Denver metropolitan area
- The average household income within a 5-mile radius is \$130,306

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2020 EST. POPULATION	14,656	49,373	131,354
AVERAGE HH INCOME	\$83,536	\$117,690	\$130,306
DAYTIME EMPLOYEES	5,487	21,312	58,492
BUSINESSES	776	2,748	6,025

## TRAFFIC COUNTS



W. SOUTH BOULDER ROAD WEST OF HIGHWAY 287	17,839 VPD
HIGHWAY 287 NORTH OF W. SOUTH BOULDER ROAD	49,096 VPD
W. SOUTH BOULDER ROAD EAST OF HIGHWAY 287	16,024 VPD
HIGHWAY 287 SOUTH OF W. SOUTH BOULDER ROAD	35,678 VPD



# TENANT DIRECTORY



UNIT	TENANT
1	SOUTH BOULDER ROAD LIQUOR
2	METRO PCS
3	PREMIER MARTIAL ARTS
4	AVAILABLE   1,200 SF
5	BLOOMING NAILS & SPA
6	THE HAPPY BEAST PET SUPPLY
7	LAFAYETTE COMPANION ANIMAL HOSPITAL
8	COMFORT DENTAL
9	uBREAKIFIX
10	KUMON
11	CLUB PILATES
12	H&R BLOCK
13	JERSEY MIKE'S
14	SPORT CLIPS
15	MENCHIES FROZEN YOGURT
16	MICI'S HANDCRAFTED ITALIAN

MATTHEW WATSON

Broker

(303) 333-9799

Matthew@DePaulIREA.com

# WANEKA MARKETPLACE

## 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](http://www.depaulrea.com)

**DEPAUL**  
Real Estate Advisors

Comfort dental



**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