

# **DEMOGRAPHICS**

	1 MILE	3 MILE	5 MILE
2025 EST. POPULATION 2030 PROJECTED POPULATION	2,382 3,312	30,807 33,832	73,870 81,485
2025 EST. DAYTIME POPULATION	3,590	25,361	58,563
2025 EST. AVG HH INCOME	\$103,529	\$131,452	\$136,637
2025 EST. HOUSEHOLDS	1,003	10,349	24,401
2025 EST. BUSINESSES	140	654	1,591

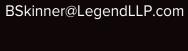


**TRAFFIC** 

**INTERSTATE 76** 42,000 VEHICLES PER DAY

**EAGLE BOULEVARD** 13,000 VEHICLES PER DAY





**Blake Skinner** 

720.529.2989

GOOD 2GO NOW OPEN

## **Michael Pavlakis**

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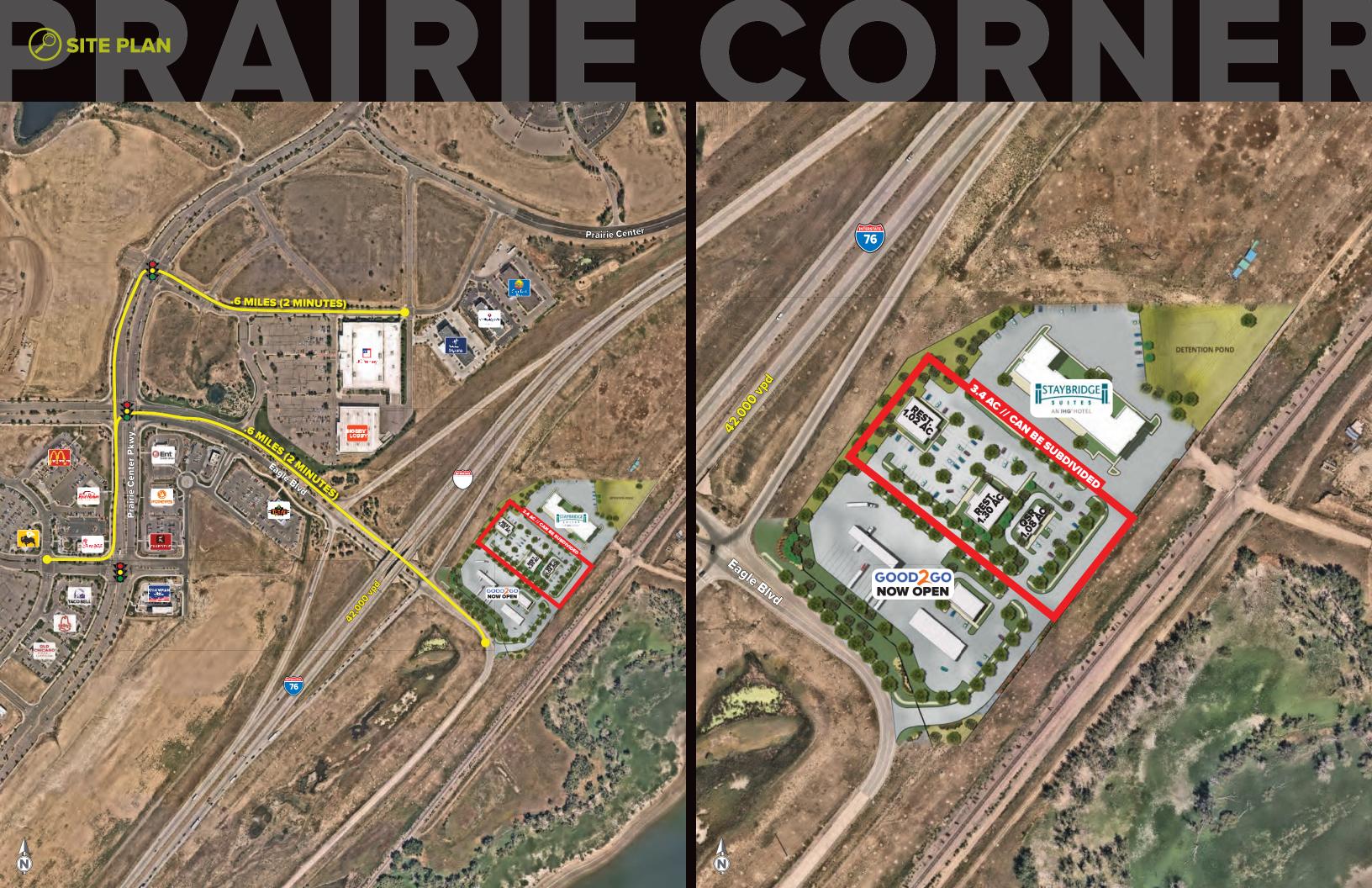




3.4 ACRES
CAN BE SUBDIVIDED

- 3.4 ACRES REMAINING. CAN BE SUBDIVIDED TO ACCOMMODATE A **VARIETY OF USERS**
- LOCATED DIRECTLY ACROSS FROM PRAIRIE CENTER
- STAYBRIDGE SUITES UNDER **CONSTRUCTION**
- GREAT HIGHWAY VISIBILITY WITH OVER 75,000 VEHICLES PER DAY ON I-76
- DRIVE-THRU AND FULL-SERVICE **RESTAURANT OPPORTUNITIES**
- DIRECTLY ACROSS FROM BARR LAKE STATE PARK WITH OVER 258,000 **VISITORS ANNUALLY**





The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (BDB24-10-19) (Mandatory 1-20)

### 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: Eagle Blvd & 144th & 1-76 // Brighton, CO

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.
- person and brokerage firm who shall serve as Broker.

- CHECK ONE BOX ONLY:

  CHECK ONLY:

  C

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 ACKNOWLEDG Tenant acknowledges re	MENT: ceipt of this document on		
		Tenant	
08/21/2025	, Broker provided	(Tenant) with this document via	and retained a copy for Broker's records.
Brokerage Firm's Name:	Legend Partners, LLP		
Broker			

### BDB24-10-19. BROKERAGE DISCLOSURE TO BUYER

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (DD25 5-09) (Mandatory 7-09)

### DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

### **DEFINITIONS OF WORKING RELATIONSHIPS**

For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

Seller's Agent: A seller's agent (or listing agent) works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller 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 buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer 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.

THIS IS NOT A CONTRACT.  I acknowledge receipt of this document on	08/21/2025			
Signature		Signature		
On <u>08/21/2025</u> , Broker	provided		with this document via	and retained a copy for Broker's records.

Legend Partners, LLP Brokerage Firm's Name:

Broker

DD25-5-09. DEFINITIONS OF WORKING RELATIONSHIPS