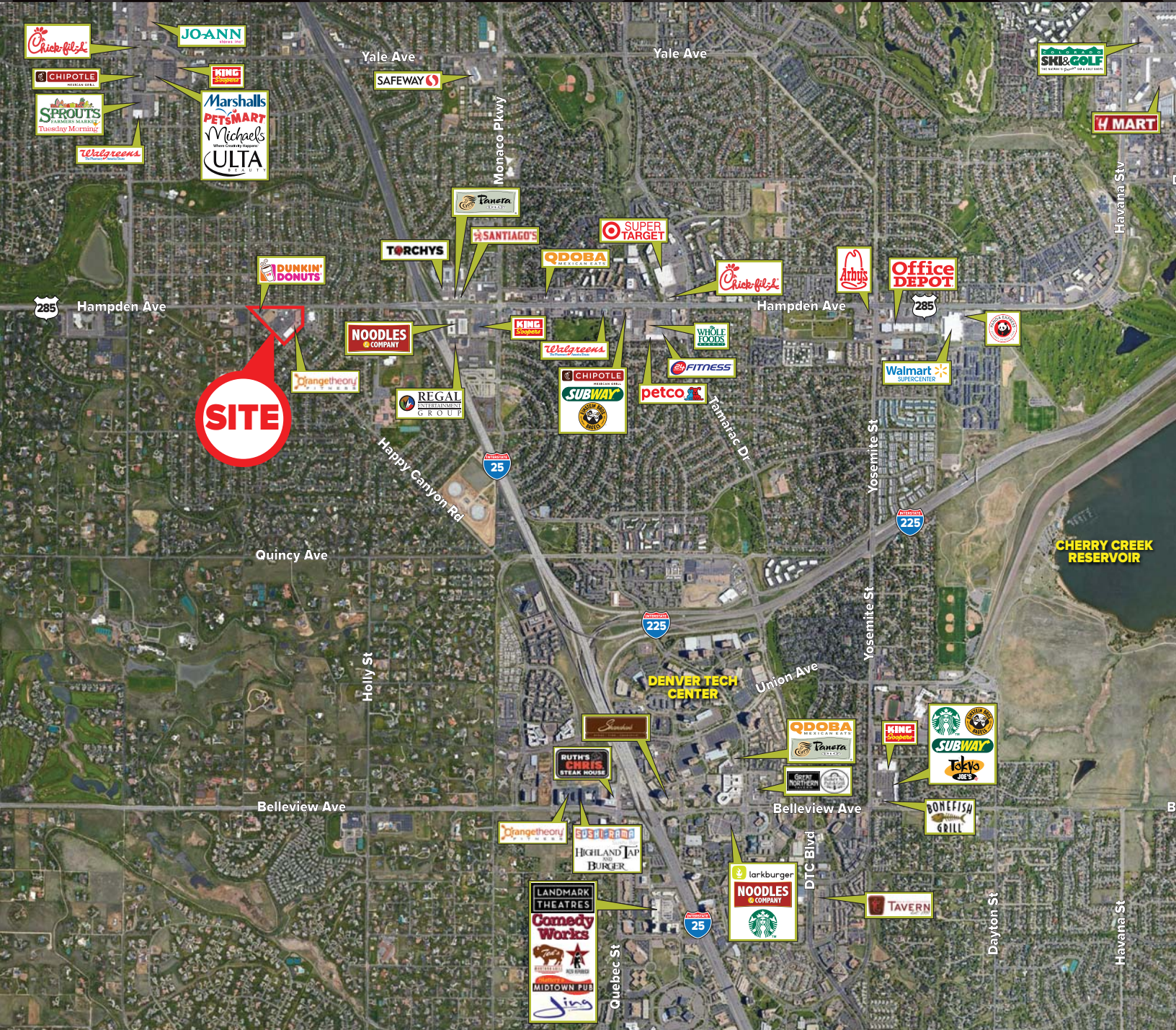




HAPPY CANYON



HAPPY CANYON SHOPPING CENTER

Denver, Colorado 80216



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 EST. POPULATION	10,947	128,991	368,020
2028 PROJECTED POPULATION	11,542	134,178	383,436
2023 EST. DAYTIME POPULATION	5,653	120,037	366,399
2023 EST. AVG HH INCOME	\$220,397	\$155,410	\$151,786
2023 EST. HOUSEHOLDS	4,853	61,527	172,786
2023 EST. BUSINESSES	584	9,474	31,157

TRAFFIC

HAMPDEN AVENUE
60,000 VEHICLES PER DAY

HAPPY CANYON ROAD
8,000 VEHICLES PER DAY

PARTNER **XTEAM**
RETAIL ADVISORS

HIGHLIGHTS

BE A PART OF:
THE FULLY REMODELED HAPPY CANYON SHOPPING CENTER WITH A NEW NATIONAL GROCER

1,500 SF ENDCAP AVAILABLE
2,207 SF INLINE AVAILABLE

RESTAURANTS POSSIBLE

Peter Pavlakis
720.529.2990
ppavlakis@legendllp.com

Kelly Greene
720.529.2983
kgreene@legendllp.com

LEGEND
PARTNERS ■■■■

2000 S. Colorado Blvd. | Colorado Center
Annex 320 | Denver, CO 80222
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1	Dirty Dough	850 SF
2	Blo Dry	990 SF
3	TAI TAI Sushi	800 SF
4	Starbucks	1,674 SF
5	Frame Image	825 SF
6	2,207 SF	
7	Massage Luxe	2,647 SF
8	Mathnasium	1,485 SF
9	Happy Canyon Flowers	5,013 SF
10	Restore	3,000 SF
11	Never Pay Retail	2,734 SF
12	Joy's Furniture	11,700 SF
13	Optical	1,500 SF
14	Stretch Lab	1,535 SF
15	Wish Boutique	4,882 SF
16	Orange Theory Fitness	3,435 SF
17	Corepower Yoga	6,579 SF
18	Chiropractor	1,150 SF
19	Crystal Nails	1,082 SF
20	Alchemy Face Bar	1,950 SF
21	Dependable Cleaners	837 SF
22	Happy Canyon Dental	1,000 SF
23	Hampden Tailors	1,250 SF
24/25	Pacific Dental	3,336 SF
26	1,500 SF	
27	Duffy's Bakery	864 SF

1

NEW MONUMENT SIGNAGE

HAPPY CANYON

corepower yoga

Orangetheory FITNESS

FLOWERS

Wish Gifts

Joy's Consigned Furnishings

NATIONAL CREATION

CRYSTAL NAILS

MATHNASIUM

DENTIST

DEVON'S PUB

FRAMED EDGE

NEVER PAY RETAIL

MASSAGELUXE

DUFFEYROLL CAFE

TAILOR

VISION CARE

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

_____, 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

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 _____

Signature

Signature

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

Brokerage Firm's Name: **Legend Partners, LLP**



Broker

DD25-5-09. DEFINITIONS OF WORKING RELATIONSHIPS