

**TRADE AREA DEMOGRAPHICS**

	1 Mile	3 Mile	5 Mile
Population	21,225	205,176	538,960
Average HH Income	\$125,860	\$125,537	\$111,775
Businesses	2,421	16,424	41,156
Employees	18,586	117,239	426,092

Source: Applied Geographic Solutions, 2023 Estimates

**TRAFFIC COUNTS**

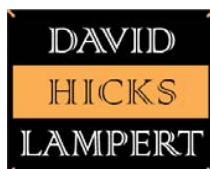
On Colorado Blvd north of Exposition Avenue : 53,411 Cars/day  
 On Colorado Blvd south of Exposition Avenue : 54,459 Cars/day

Source: CDOT 2023



**FOR MORE INFORMATION, PLEASE CONTACT**

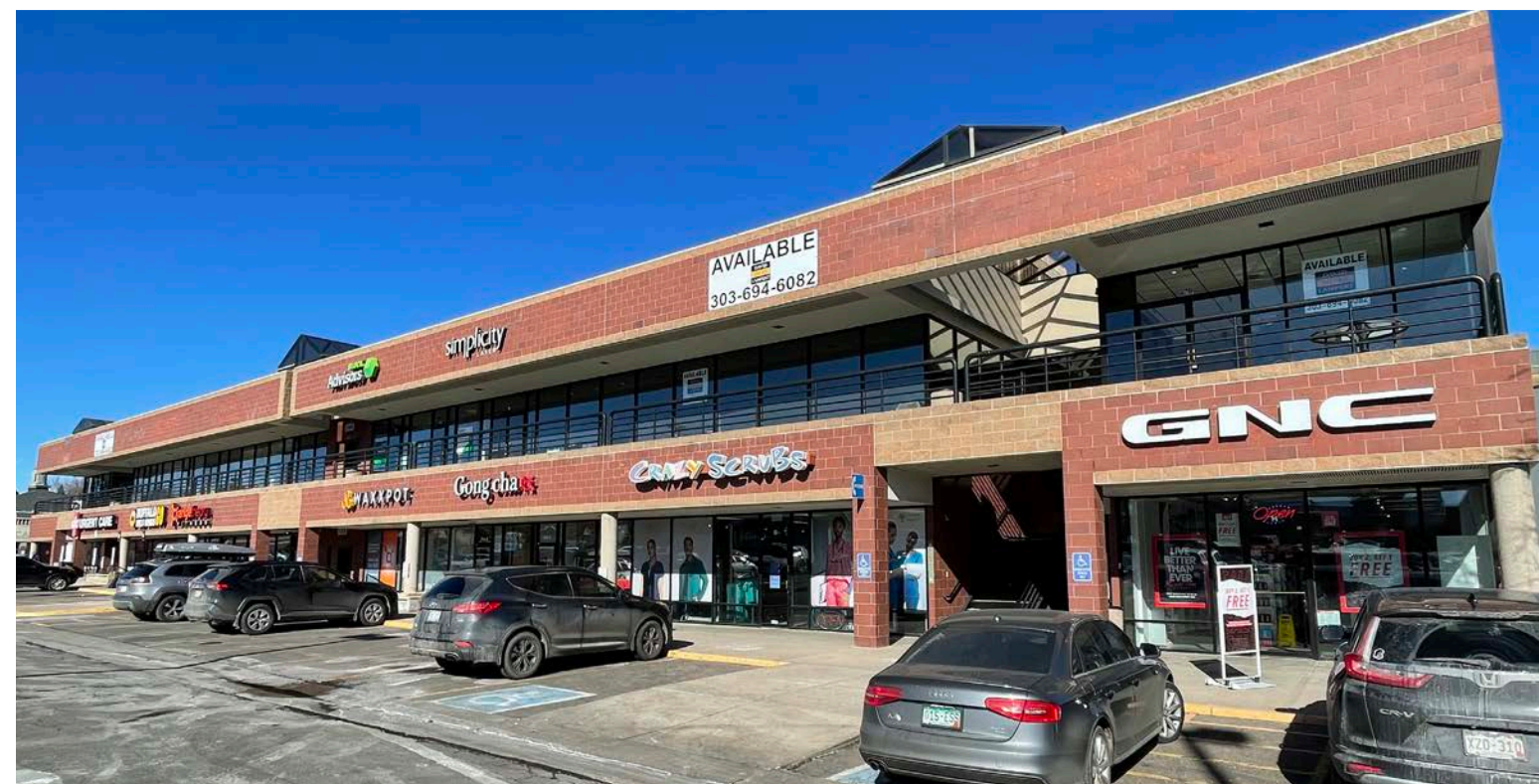
**KEN HIMEL**  
 303.577.9956  
 ken.himel@dhlb.com



**SHAWN PEEL**  
 303.577.9967  
 shawn.peel@dhlb.com

# SKYLINE PLAZA @ CHERRY CREEK

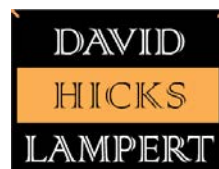
**NEC OF COLORADO BOULEVARD & OHIO AVENUE - DENVER, CO**



- Available Units: I - 1,787 SF.
- Turn-key salon space available P - 3,875 SF.
- High visibility retail space in the heart of the Colorado Boulevard retail corridor with over 50,000 cars per day passing the site.
- One of Denver's strongest retail trade areas supported by high-density residential, heavy traffic counts and strong daytime population.
- Close proximity to major office, hotel and residential density.
- Join Chili's, GNC, Dairy Queen, Cost Plus World Market, Whole Foods, Buffalo Wild Wings Go, and Home Depot.

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www.dhlb.com



# SKYLINE PLAZA @ CHERRY CREEK

NEC OF COLORADO BOULEVARD & OHIO AVENUE - DENVER, CO



## 780 S. Colorado Boulevard

Unit A Noodle Fresh Express

Unit A1 Dairy Queen

## 760 S. Colorado Boulevard

Unit A&B Doctor's Express

Unit B1 Buffalo Wild Wings GO

Unit C Orange Theory

Unit E Waxxpot

Unit F Gong Cha

Unit G Crazy Scrubs

Unit H GNC

Unit I **AVAILABLE - 1,787 SF**

Unit J&K iCode

Unit L Twist&Tumble Kids Gymnastics

Unit L1/L2 H&R Block

Unit M Simplicity Laser

Unit N **AVAILABLE - 3,875 SF**



DAVID  
HICKS  
LAMPERT



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:  
Skyline Plaza - Located NEC of Colorado Boulevard & Ohio Avenue, 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