

ENDCAP RETAIL SPACE FOR LEASE - NORTHGLENN SQUARE

10601-10697 Melody Dr, Northglenn, CO 80234



PROPERTY DESCRIPTION

Unit B13- 960 SF available - \$14.00/SF/YR, NNN (\$7.10) as-is, restroom in place, fire sprinklers, freshly painted walls, floors are waxed/buffed

PROPERTY HIGHLIGHTS

- C-5, Northglenn Zoning
- Join Dollar Tree, Kid to Kid & Pearle Vision
- Strong tenant mix
- Local Management
- Ample parking
- Monument signage
- City of Northglenn provides periodic signage on 104th Ave.
- For more information on sign program, visit:
- <https://www.northglenn.org/news/city-implements-sign-program>

CHARLES NUSBAUM

303.454.5420

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OFFERING SUMMARY

Lot Size:	6 Acres
Building Size:	75,124 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,739	56,449	129,427
Total Population	15,348	149,972	355,963
Average HH Income	\$62,854	\$61,414	\$68,011

TRAFFIC COUNT

W. 104th Ave. W of Melody Dr.	43,268/vpd
W. 104th Ave. W of Huron St.	41,418/vpd
Huron St. N of Naiad Dr.	15/151/vpd

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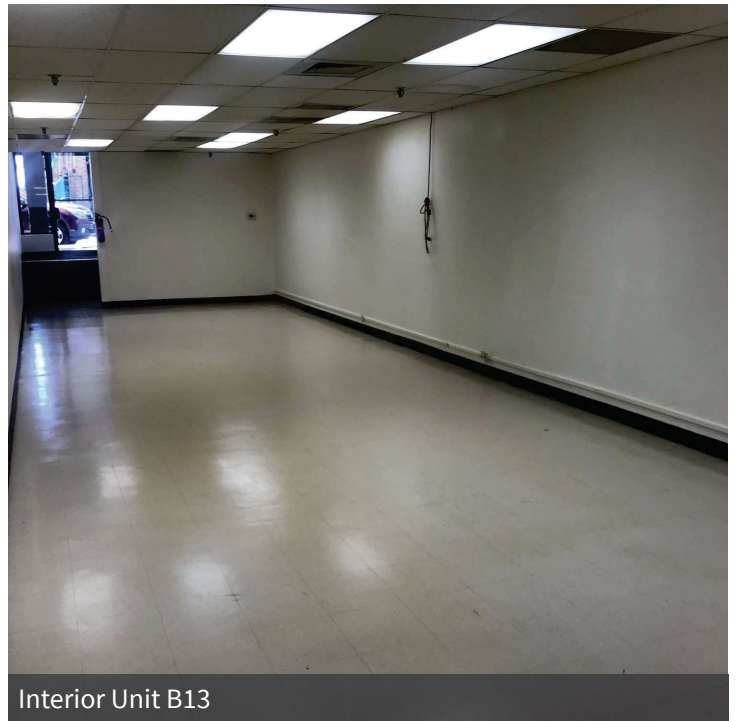
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Exterior Unit B13



Interior Unit B13



Interior Unit B13

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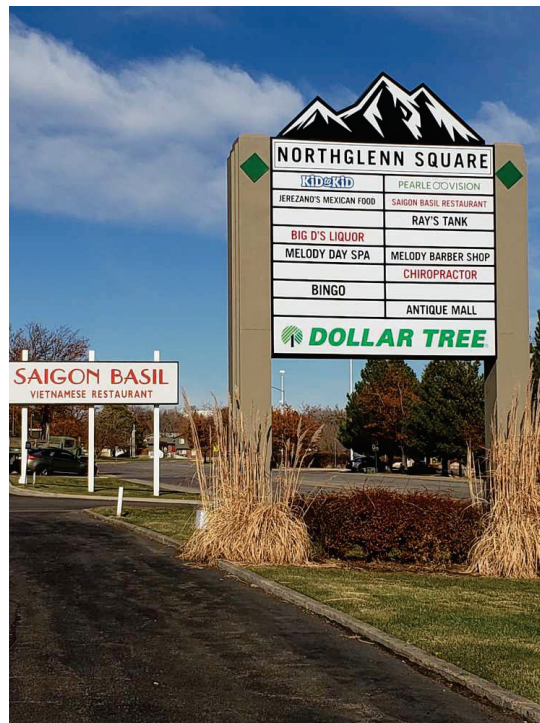
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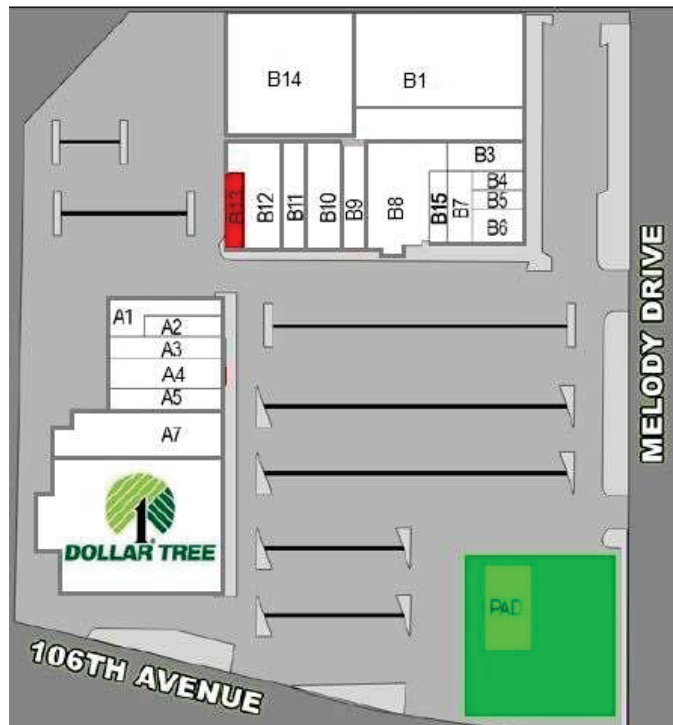
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RETAIL FOR LEASE/PAD FOR SALE

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Retail/Office Storefront Space

Suite A1	Melody Day Spa
Suite A2-3	Big D's Liquor
Suite A4	Key Nail Supply LLC
Suite A5	Carmen Kitchen
Suite A6	Dollar Tree
Suite A7	Kid to Kid
Suite B1	Old Wagon Antique
Suite B2	European Grocery
Suite B3-4	Chiropractic Center
Suite B5	Melody Barbers
Suite B6-7	Pearle Vision
Suite B8	Saigon Basil Restaurant
Suite B9	Key Nail Supply, LLC
Suite B10-12	Bingo Oasis
SUITE B13	AVAILABLE
Suite B14	Child Development Center
Suite B15	Rays Aquarium & Tropical Fish



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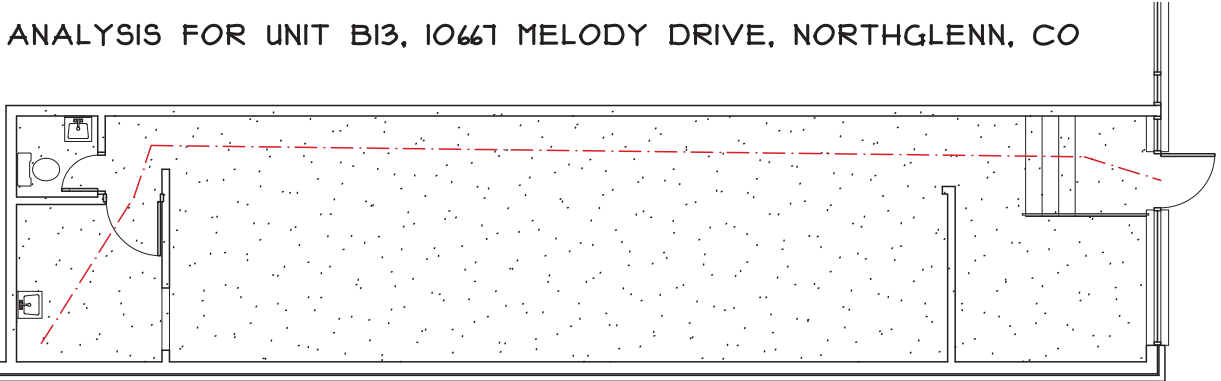
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CODE ANALYSIS FOR UNIT B13, 10661 MELODY DRIVE, NORTHGLENN, CO



PROJECT DATA AND CODE ANALYSIS

ADDRESS - UNIT B13, 10661 MELODY DRIVE, NORTHGLENN, COLORADO

JURISDICTIONS: BUILDING CITY OF NORTHGLENN FIRE NORTH METRO FIRE RESCUE DISTRICT
 11101 COMMUNITY CENTER DRIVE 101 SPADER WAY
 NORTHGLENN, COLORADO 80233 BROOMFIELD, COLORADO 80020

GOVERNING CODES: 2021 INTERNATIONAL BUILDING, EXISTING BUILDING, FIRE, PLUMBING, FUEL GAS, MECHANICAL AND ENERGY CONSERVATION CODES AND 2020 NATIONAL ELECTRIC CODE.

TYPE OF BUILDING CONSTRUCTION - V-B, SPRINKLERED

BUILDING OCCUPANCIES - A MIX OF A2, B, M AND SI

BUILDING CODE AREA - EXISTING BUILDING FLOOR AREA UNCHANGED

NUMBER OF STORIES - 1

BUILDING SETBACKS - N 30'+ E 30'+ S 30'+ W 30'+

ALLOWABLE BUILDING CODE AREA - UNCHANGED PER PREVIOUS APPROVALS

OCCUPANCY SEPARATION REQUIRED - PER PREVIOUS APPROVALS - NO FIRE WALLS BEING DISTURBED - NEW OCCUPANCY OF EITHER B OR M SAME AS PREVIOUSLY APPROVED OCCUPANCIES FOR SPACE - SEE NOTE #1

TENANT SPACE CODE AREA - 880 SQFT

TENANT - TO BE DETERMINED

TENANT OCCUPANCY - WILL EITHER B OR M OCCUPANCY USE

OCCUPANT LOAD - 4 FOR B OCCUPANCY PER IBC TABLE 1004.5
 15 FOR M OCCUPANCY PER IBC TABLE 1004.5
 9 FOR FI OCCUPANCY PER IBC TABLE 1004.5

LENGTH OF COMMON PATH OF EGRESS - 69' (75' OR 100' AS ALLOWED PER IBC TABLE 1006.2.1

NUMBER OF EXITS REQUIRED - B OR M OCCUPANCY - ONE REQUIRED PER IBC TABLE 1006.2.1

MINIMUM TOTAL EXIT WIDTH REQ'D PER IBC SEC. 1005 - (B) 4x 0.15 = 0.9' REQ'D - 36" PROVIDED
 (M) 15x 0.15 = 2.25' REQ'D - 36" PROVIDED

EMERGENCY POWER FOR EXIT LIGHTING REQUIRED - NO PER IBC SEC. 1008

PANIC EXIT HARDWARE REQUIRED - NO PER IBC SEC 1010.2.1

EXIT SIGNS REQUIRED - NO PER IBC SEC. 1013

ADA EXITING REQUIREMENTS - EXIT FROM THE SPACE LEADS TO WALKS WITH CURB RAMPS LEADING TO PUBLIC WAYS

NOTE #1 - THE THREE PREVIOUS APPROVED USES WITHIN THIS SPACE ARE (MOST RECENT TO OLDEST): BICYCLE REPAIR SHOP (FI OCC.), APPLIANCE PARTS STORE (M OCC.) AND ALCOHOLICS ANONYMOUS MEETING SPACE (B OCC.)

IEBC COMPLIANCE REQUIREMENTS

MOST RECENT APPROVED OCCUPANCY - FI

PROPOSED NEW OCCUPANCY - EITHER B OR M

CHANGE OF OCCUPANCY RISK CLASSIFICATION ANALYSIS

OCCUPANCY	1011.5 EGRESS	1011.6 HEIGHTS/AREAS	1011.7 EXT. WALLS	
M	3	3	2	1 HIGHEST HAZARD
FI	4	3	2	↓ 5 LOWEST HAZARD
B	4	4	3	

BASED ON THE CONDITION THAT THE NEW TENANT WOULD BE MOVING INTO THE SPACE WITH NO TENANT FINISH RENOVATIONS OTHER THAN WALL PAINT AND FLOOR COVERINGS:

1- A BUSINESS USE OCCUPANCY WOULD BE OF THE SAME OR LOWER RISK CLASSIFICATION, AND THEREFORE NO CHANGES WOULD BE REQUIRED FOR EXISTING CONDITIONS OR SYSTEMS

2- A MERCHANTILE USE OCCUPANCY WOULD BE OF THE SAME OR HIGHER RISK CLASSIFICATION, SO EXISTING CONDITIONS AND SYSTEMS NOT MEETING CURRENT CODES WOULD NEED TO BE BROUGHT INTO COMPLIANCE EXCEPT PER BELOW:

2A - PER 307.1 THE ACCESSIBLE ROUTE, INCLUDING TOILET ROOM, WOULD NEED TO BE BROUGHT INTO COMPLIANCE WITH CURRENT CODES, ONLY TO THE EXTENT POSSIBLE BASED ON THE COST OF THE REVISIONS NOT BEING REQUIRED TO EXCEED 20% OF THE COST OF THE ALTERATIONS.

2B - ACCESSIBLE MEANS OF EGRESS NOT REQUIRED TO BE ADDED PER 306.1.2

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 an agent 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:

[10601 - 10697 Melody Dr., Northglenn, CO 80234 - Northglenn Square](#)

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

Tenant

Tenant

BROKER ACKNOWLEDGMENT:

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

Brokerage Firm's Name: Antonoff & Co. Brokerage Inc.

Charles Nusbaum _____
07/08/2024
Broker Antonoff & Co. Brokerage, Inc.
By Charles Nusbaum