

GREENBRIAR PLAZA SHOPPING CENTER

7041 – 7181 North Pecos Street, Denver, CO 80221

FOR LEASE



PROPERTY HIGHLIGHTS

- Greenbriar Plaza offers a dynamic mixed-use center combining retail, office and medical services in one location
- Designed to serve both consumers and professionals, the property supports a diverse range of tenants from boutique shops and cafes to clinics, wellness providers, and business offices – creating a vibrant, service oriented destination
- Anchored with Ace Hardware, Pizza Hut, Family Dollar, Chocolatta Furniture, Grease Monkey and, BIOMAT USA Plasma Center
- Vacant Units from 1,440 SF to 10,332 SF
- Potential for drive-thru pad
- Ample parking and monument signage
- Easy access to I-25, I-76 and US 36

LOUIS LEE

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OFFERING SUMMARY

Lease Rate:	Negotiable
NNN:	\$7.50/SF
Available SF:	1,440 – 10,332 SF
Lot Size:	359,806 SF
Building Size:	99,729 SF

TRAFFIC COUNTS

20250 N of W. 70th Pl.	29,023/vpd
Pecos St. S of Samuel Dr.	23,021/vpd
W. 70th Ave. W of Pecos St.	10,130/vpd

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Additional Photos

Antonoff & Co. Brokerage, Inc. | 1528 Wazee Street | Denver, CO 80202 | 303.623.0200 | antonoff.com

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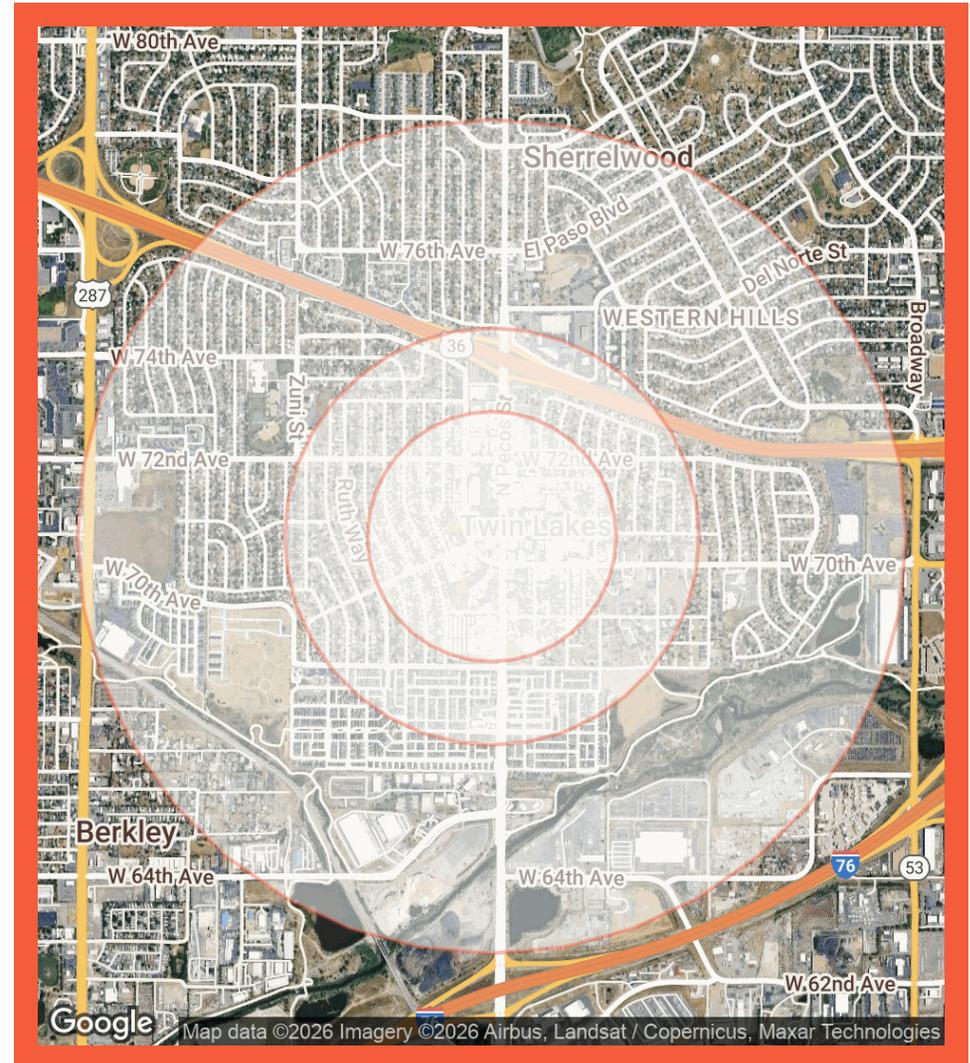
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Total Population	19,477	120,075	361,050
2029 Population Projection	20,302	124,117	369,055
Average Household Income	\$89,687	\$82,421	\$99,421
2024 Households	6,737	43,408	144,240
2024 Medium Home Value	\$399,274	\$371,714	\$430,424
2029 Household Projection	7,030	44,877	147,300
Businesses	523	5,954	17,923
Employees	3,466	54,902	162,396



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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:

[7041 - 7181 Pecos St., Denver, CO 80221](#)

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.

