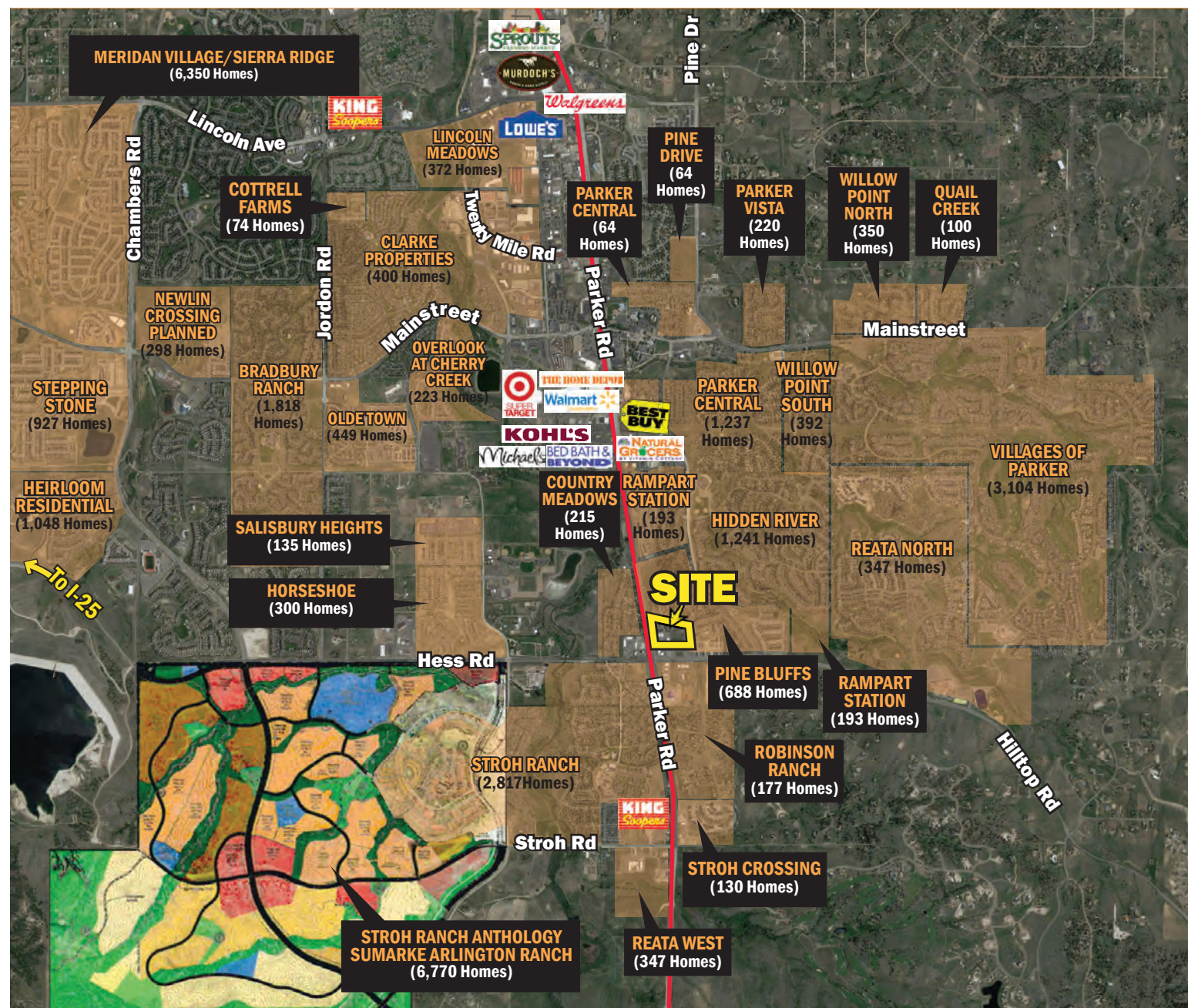


## TRAFFIC COUNTS

	1 Mile	3 Mile	5 Mile	On Parker Road north of Hess Road	41,751 Cars/day
Population	9,582	58,426	107,083	On Parker Road south of Hess Road	37,921 Cars/day
Average HH Income	\$136,014	\$138,898	\$140,161	On Hess Road east of Parker Road	20,784 Cars/day
Businesses	366	2,310	4,110	On Hess Road west of Parker Road	21,228 Cars/day
Employees	1,944	13,731	24,714	Source: CDOT 2022	

Source: Applied Geographic Solutions, 2022 Estimates

Source: CDOT 2022



**FOR MORE INFORMATION, PLEASE CONTACT**

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# PINE BLUFFS PLAZA

## NEC OF PARKER ROAD & HESS ROAD - PARKER, CO



- **In-line space or pads available.**
- Seeking restaurant users: breakfast, burger, sushi, etc.
- New retail development on high traffic intersection (over 62,000 cars per day).
- Restaurant & QSR pads and MOB space available for ground lease and build-to-suit.
- Exceptional trade area demographics with an Average Household Income over \$138,000 within a 3-mile radius.

**KOELBEL**  
COMMERCIAL

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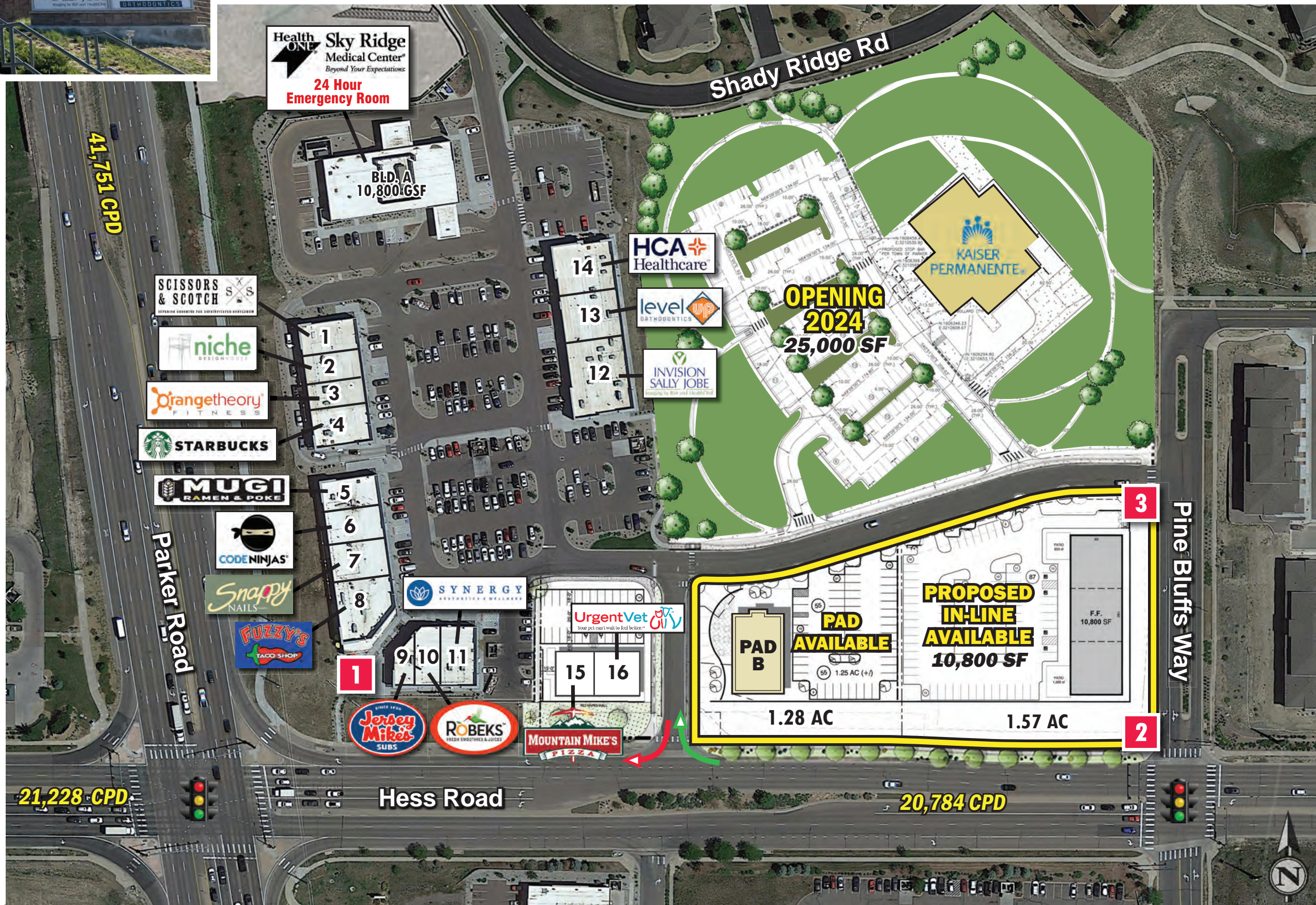
DAVID  
HICKS  
LAMPERT

Site plan is approximate and are subject to change without prior notice.

The information contained herein was obtained from sources deemed reliable. David, Hicks & Lampert Brokerage, LLC makes no warrant and assume no liabilities whatsoever for the accuracy or use of this data.

# PINE BLUFFS PLAZA

NEC OF PARKER ROAD & HESS ROAD - PARKER, COLORADO





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:  
Pine Bluffs Plaza - Located at NEC of Parker Road & Hess Road, Parker, 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