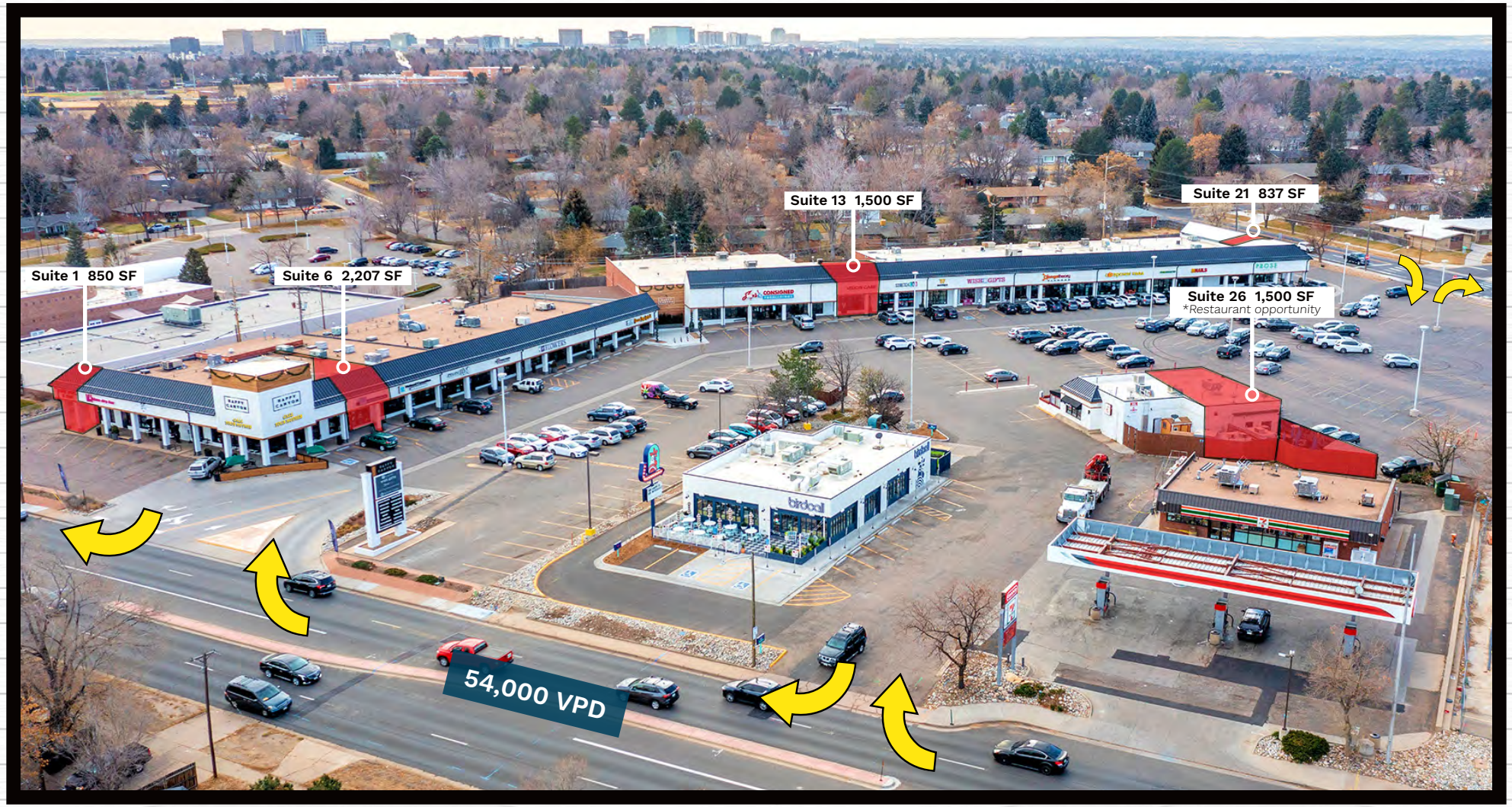
EST'D 1960

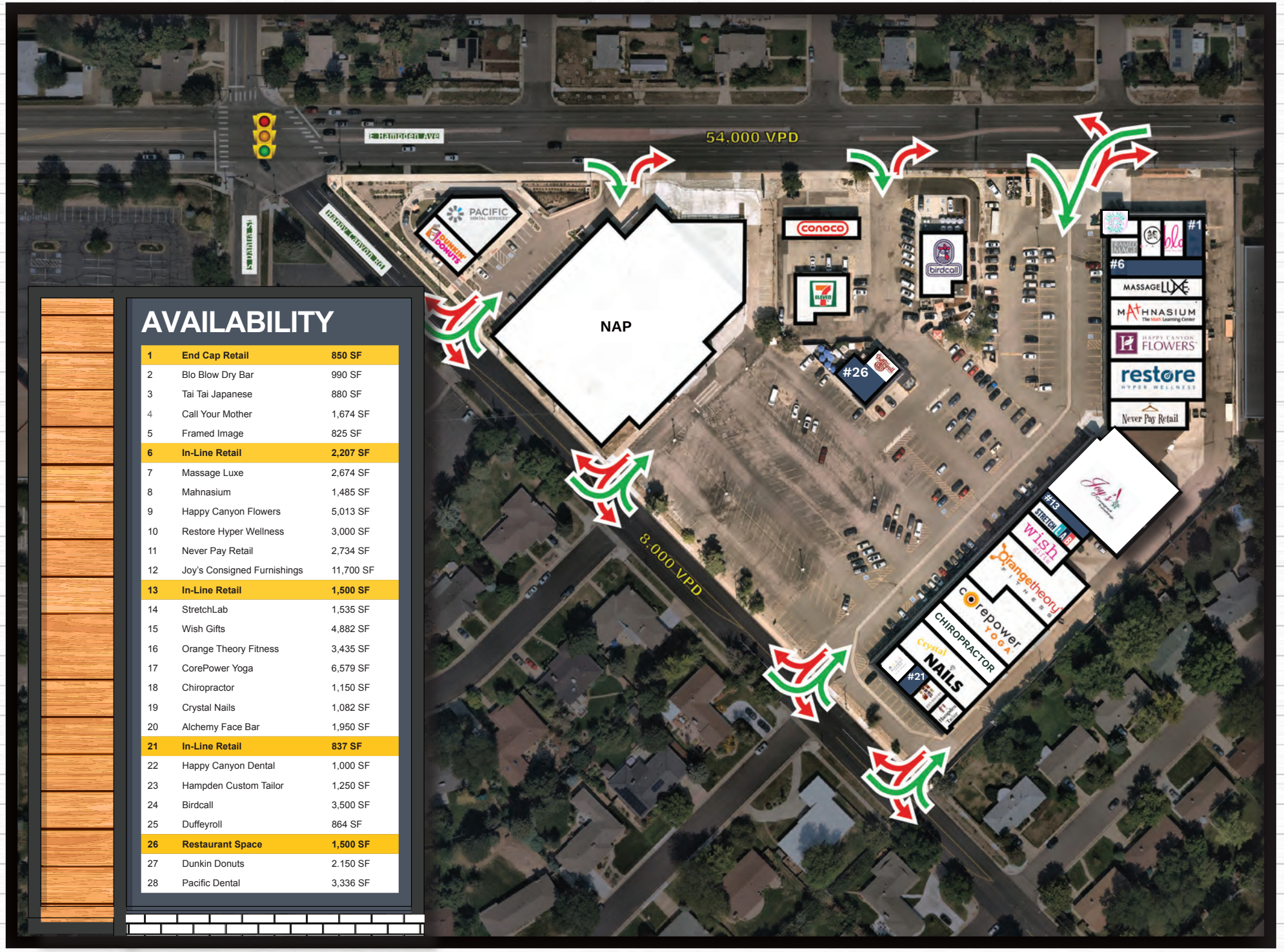
HAPPY CANYON

CHERRY HILLS

4950 - 5074 E HAMPDEN AVE DENVER, CO

JLL



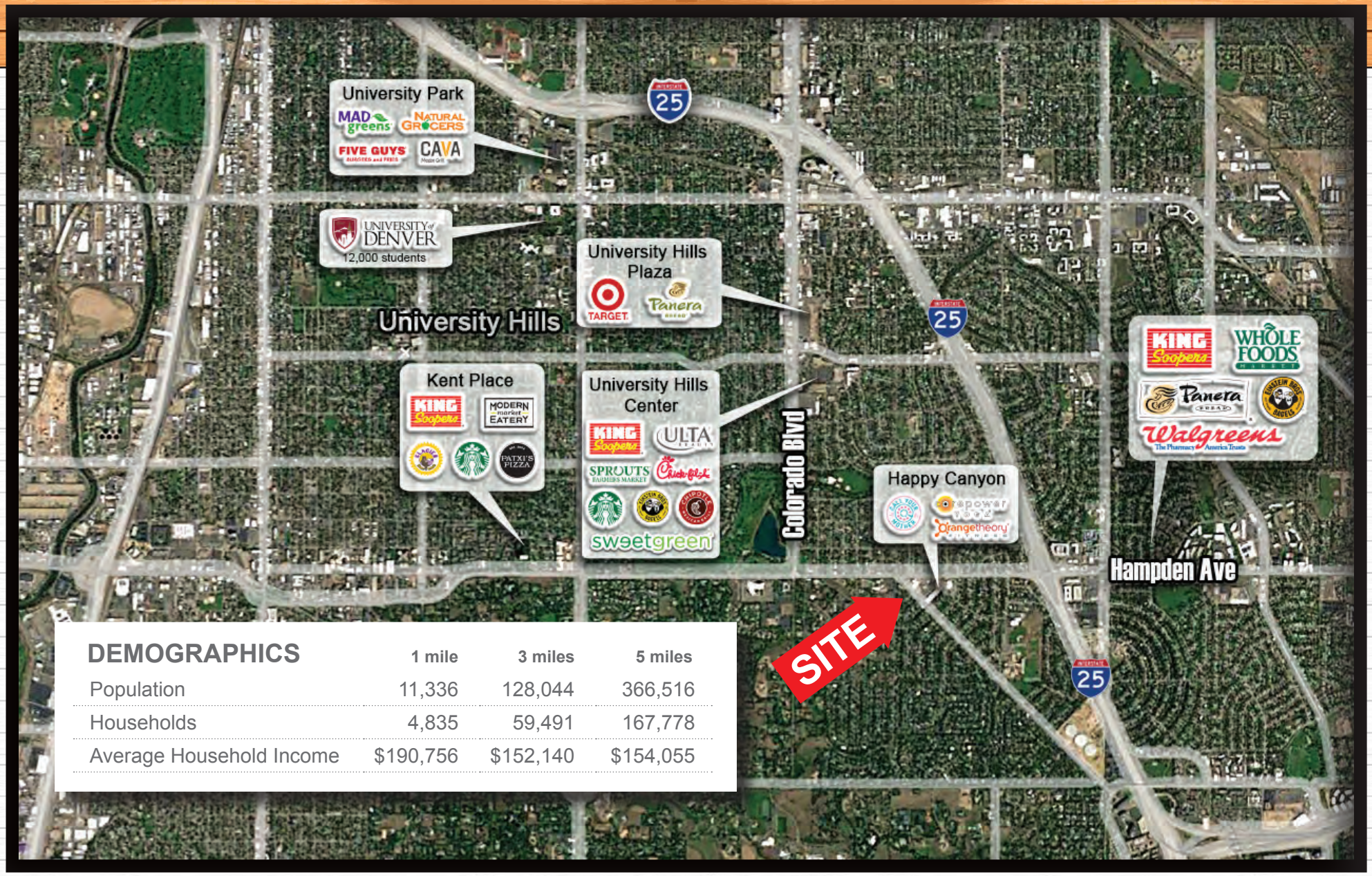


AVAILABILITY

1	**End Cap Retail**	**850 SF**
2	Blo Blow Dry Bar	990 SF
3	Tai Tai Japanese	880 SF
4	Call Your Mother	1,674 SF
5	Framed Image	825 SF
6	**In-Line Retail**	**2,207 SF**
7	Massage Luxe	2,674 SF
8	Mahnasium	1,485 SF
9	Happy Canyon Flowers	5,013 SF
10	Restore Hyper Wellness	3,000 SF
11	Never Pay Retail	2,734 SF
12	Joy's Consigned Furnishings	11,700 SF
13	**In-Line Retail**	**1,500 SF**
14	StretchLab	1,535 SF
15	Wish Gifts	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	**In-Line Retail**	**837 SF**
22	Happy Canyon Dental	1,000 SF
23	Hampden Custom Tailor	1,250 SF
24	Birdcall	3,500 SF
25	Duffeyroll	864 SF
26	**Restaurant Space**	**1,500 SF**
27	Dunkin Donuts	2.150 SF
28	Pacific Dental	3,336 SF

HIGHLIGHTS

- Retail space for lease in the recently redeveloped Happy Canyon Shopping Center
- 837 SF - 2,207 SF in-line retail suites available
- 1,500 SF restaurant space
- Strong demographics
- Quick, easy access to I-25
- Join Birdcall, and more!
- High Traffic Counts on Hampden Ave



DEMOGRAPHICS	1 mile	3 miles	5 miles
Population	11,336	128,044	366,516
Households	4,835	59,491	167,778
Average Household Income	$190,756	$152,140	$154,055

JLL SEE A BRIGHTER WAY

SAM ZAITZ
+1 303 931 1201
sam.zaitz@jll.com

SARAH ALFANO
+1 303 263 5362
sarah.alfano@jll.com

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The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
(BDT20-10-19) (Mandatory 1-20)

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:

4950 E Hampden Ave Denver, CO

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

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____Prospective Tenant and/or Tenants Broker__(Tenant) with this document via Email or Link and retained a copy for Broker's records.

Brokerage Firm's Name: _____Jones Lang LaSalle Brokerage, Inc. _____

_____

Broker