RETAIL AT

BELMAR

DOWNTOWN LAKEWOOD







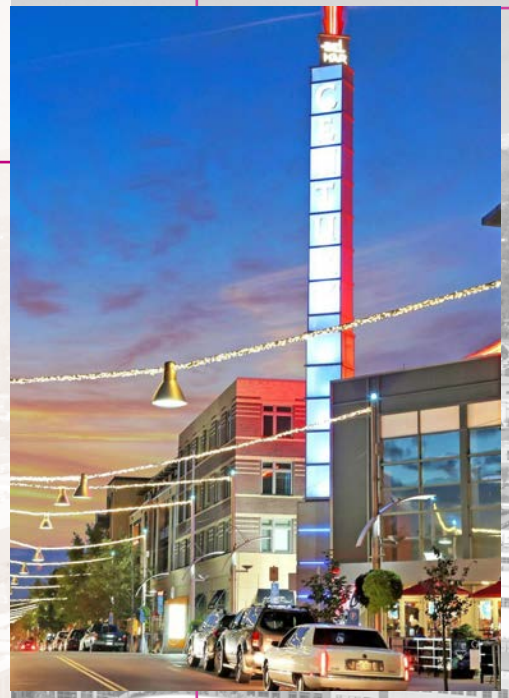
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belmarcolorado.com

The Retail Destination

Belmar is the vibrant heart of Lakewood—an award-winning mixed-use destination where retail, dining, entertainment, office and residential come together. Home to more than 80 national brands and local favorites, Belmar offers an unmatched experience in one of metro Denver's most dynamic trade areas.

Just 12 minutes from Downtown Denver, Belmar spans 22 walkable city blocks with 726,000 SF of premier retail, 300,000 SF of office space and 3,500 residents. Located at the prominent intersection of Wadsworth Boulevard and Alameda Avenue, the destination offers visibility to approximately 100,000 vehicles each day.







726,000 SF of premier retail anchored by national brands including Nordstrom Rack, Target, Whole Foods and Best Buy.

A thriving live-work-play environment with nearly 300,000 SF of office space, approximately 3,000 employees and almost 3,500 residents.

A year-round community destination featuring Belmar Plaza, al fresco dining, seasonal ice skating, live music, festivals and events.

A Vibrant Community

National Retailers

Nordstrom rack, LOFT, Century Theatres, Burlington, Sephora, chico's, DICK'S Sporting Goods, DSW, Best Buy, Whole Foods Market, target, F45









Local Restaurants

The French Press, Lakewood's favorite brunch spot, Lady Nomada, GQue BBQ, Heaven Artisan Creamery, Tstreet Roadhouse and Wasabi Sushi Bar

Health & Fitness

Corepower Yoga, F45 Fitness, StretchLab, PureBarre and Wonder Gym

Aerial View


Walmart Supercenter
planet fitness
SPROUTS
IN-N-OUT BURGER
SHOE CARNIVAL
Walgreens
Olive Garden
BEST BUY
ROOSTERS
BUFFALO WILD WINGS GRILL & BAR
petco
ULTA
Arby's
Wendy's
McDonald's
DSW
HOBBY LOBBY
Huntington
PF CHANG'S
CHICO'S
SEPHORA
NoMADA
DICK'S SPORTING GOODS
Burlington
LaserAway
CENTURY THEATRES
CLUB PILATES
corepower YOGA
HYATT HOUSE
WASABI
CORTLAND BELMAR
TRIFECTA
PROPOSED 196 Apartments
TARGET
WHOLE FOODS
THE LOFTS
7166
ONE BELMAR PLACE
Chick-fil-A
TD BANK
Firestone COMPLETE AUTO CARE
Panera BREAD
S SAULSBURY ST
S PIERCE ST
S TELLER ST
W ALAMEDA AVE
S VANCE ST
W ALASKA DR
S WADSWORTH BLVD
W VIRGINIA AVE
W CENTER AVE

Market Overview

	1 Mile	3 Mile	5 Mile
Population	17,954	156,685	394,306
Households	7,582	61,196	166,967
Median Age	37	38	37
Average HH Net Worth	$1,022,188	$1,029,503	$1,138,030
Average HH Income	$106,540	$114,558	$131,243
Median Home Value	$620,022	$606,179	$646,011
Total Consumer Spending	$459M	$3.97B	$12.38B
Businesses	953	5,232	16,869
Employees	11,258	63,169	226,437

Source ESRI 2026

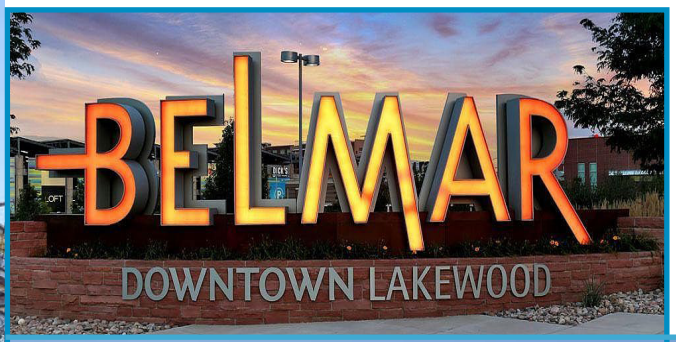



PAUL MITCHELL
the school
X BOWL

BAD
ASS
COFFEE
OF HAWAII


PAUL MITCHELL
the school




BELMAR
DOWNTOWN LAKEWOOD


NORDSTROM rack
nordstrom rack




TARGET
SINCE
2007
SINCE
2007

BELMAR
DOWNTOWN LAKEWOOD

belmarcolorado.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:

7337 W. Alaska Drive Lakdwood, CO 80226

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